

WINDELS MARX LANE & MITTENDORF, LLP

156 WEST 56TH STREET
NEW YORK, NEW YORK 10019

June 19, 2009

Bill Number 64978

File Number 0303694-0000965

Lehman Brothers Chapter 11 Bankruptcy
1271 Avenue of the Americas - 46th Floor
New York, NY 10020

FEDERAL I.D. 13-2773235

**FOR PROFESSIONAL SERVICES RENDERED
FOR THE PERIOD**

May 1 through 31, 2009

Re: WSG Development/ Las Vegas Property

SERVICES

| <u>Date</u> | <u>Atty</u> | <u>Description</u> | <u>Time</u> | <u>Value</u> |
|-----------------------|-------------|--|-------------|--------------|
| <u>Asset Analysis</u> | | | | |
| 05/01/09 | EES | Calls attempting to reach Mr. Frey and message to Mr. Najima. [001] | 0.20 Hrs | \$105.00 |
| 05/05/09 | EES | Emails from Ms. Floyd and Mr. Zoffinger; calls to the NJDEP and NAG offices to leave messages; discussion with Bureau Chief Mr. Najima; email memorandum on the status of approval of the assignment of the Lifestyle settlement agreement and consent order. [001] | 0.50 Hrs | \$262.50 |
| 05/20/09 | DLG | Discuss proposed extension of maturity and cessation of further loan disbursements with Mr. Rossi. [001] | 0.20 Hrs | \$99.00 |
| 05/27/09 | RAR | Attention to extension of 3 WSG loans [001] | 1.00 Hrs | \$525.00 |
| 05/27/09 | DLG | Review existing closing binder CD's and make list of potential issues for proposed extension/cessation of disbursements; telephone calls with Ms. K. Floyd of TriMont regarding status items and Ms. T. Lucid of title company regarding missing title policy documents; receive and review some of such materials. [001] | 3.20 Hrs | \$1,584.00 |
| 05/28/09 | DLG | Review additional materials including forbearance agreement received from TriMont and review same. [001] | 0.50 Hrs | \$247.50 |
| Asset Analysis Totals | | | 5.60 Hrs | \$2,823.00 |

WINDELS MARK LANE & MITTENDORF, LLP

Lehman Brothers Chapter 11 Bankruptcy

TOTAL SERVICES \$2,823.00

HOURLY RATE

| | | |
|------------------|-----------------|-------------------|
| Rossi, Robert A. | 1.00 Hrs | \$525.00 |
| Shea, Edward E. | 0.70 Hrs | \$367.50 |
| Glanz, David L. | 3.90 Hrs | \$1,930.50 |
| | <u>5.60 Hrs</u> | <u>\$2,823.00</u> |

DISBURSEMENTS

Disbursements

Copying

Reproduction \$2.40

Copying Totals \$2.40

Telephone

Telephone \$3.25

Telephone Totals \$3.25

Disbursements Totals \$3.25

TOTAL DISBURSEMENTS \$5.65

INVOICE TOTAL \$2,828.65

PREVIOUSLY BILLED AND UNPAID

| | | |
|-------|----------|----------|
| 63661 | 05/21/09 | 4,901.00 |
|-------|----------|----------|

TOTAL DUE THIS STATEMENT \$7,729.65

WINDELS MARX LANE & MITTENDORF, LLP

Lehman Brothers Chapter 11 Bankruptcy

Task Billing Summary Page

Re: WSG Development/ Las Vegas Property
File Number 0303694-0000965

| | Previous <u>Billed</u> | Current <u>Bill</u> | <u>Total</u> |
|----------------------|---------------------------|------------------------|--------------|
| Asset Analysis | 8,365.00 | 2,823.00 | 11,188.00 |
| Subtotals | 8,365.00 | 2,823.00 | 11,188.00 |
| <u>Disbursements</u> | | | |
| Copying | 92.10 | 2.40 | 94.50 |
| Telephone | 0.25 | 3.25 | 3.50 |
| Postage | 3.19 | | 3.19 |
| Subtotals | 95.54 | 5.65 | 101.19 |
| Totals | 8,460.54 | 2,828.65 | 11,289.19 |

WINDELS MARX LANE & MITTENDORF, LLP

156 WEST 56TH STREET
NEW YORK, NEW YORK 10019

June 18, 2009

Bill Number 64984

File Number 0303694-0001170

Lehman Brothers Chapter 11 Bankruptcy
1271 Avenue of the Americas - 46th Floor
New York, NY 10020

FEDERAL I.D. 13-2773235

**FOR PROFESSIONAL SERVICES RENDERED
FOR THE PERIOD**

May 1 through 31, 2009

Re: IBM Building

SERVICES

| <u>Date</u> | <u>Atty</u> | <u>Description</u> | <u>Time</u> | <u>Value</u> |
|-----------------------|-------------|--|-------------|--------------|
| <u>Asset Analysis</u> | | | | |
| 05/29/09 | TAB | Review correspondence from Mr. Click regarding request for title policy for building loan and review files in connection with same. [001] | 0.40 Hrs | \$198.00 |
| 05/29/09 | TAB | Correspondence to Mr. Click regarding delivery of final title policy for building loan. [001] | 0.10 Hrs | \$49.50 |
| | | Asset Analysis Totals | 0.50 Hrs | \$247.50 |
| | | TOTAL SERVICES | | \$247.50 |

HOURLY RATE

| | | |
|--------------------|----------|----------|
| Banahan, Thomas A. | 0.50 Hrs | \$247.50 |
| | 0.50 Hrs | \$247.50 |

WINDELS MARX LANE & MITTENDORF, LLP

Lehman Brothers Chapter 11 Bankruptcy

INVOICE TOTAL

\$247.50

WINDELS MARX LANE & MITTENDORF, LLP

Lehman Brothers Chapter 11 Bankruptcy

Task Billing Summary Page

Re: IBM Building

File Number 0303694-0001170

| | Previous <u>Billed</u> | Current <u>Bill</u> | <u>Total</u> |
|----------------|---------------------------|------------------------|--------------|
| Asset Analysis | | 247.50 | 247.50 |
| Subtotals | | 247.50 | 247.50 |
| Totals | | 247.50 | 247.50 |

WINDELS MARX LANE & MITTENDORF, LLP

156 WEST 56TH STREET
NEW YORK, NEW YORK 10019

June 19, 2009

Bill Number 64976

File Number 0303694-0002044

Lehman Brothers Chapter 11 Bankruptcy
1271 Avenue of the Americas - 46th Floor
New York, NY 10020

FEDERAL I.D. 13-2773235

**FOR PROFESSIONAL SERVICES RENDERED
FOR THE PERIOD**

May 1 through 31, 2009

Re: Carillon Modification

SERVICES

| <u>Date</u> | <u>Atty</u> | <u>Description</u> | <u>Time</u> | <u>Value</u> |
|------------------|-------------|--|-------------|--------------|
| <u>Financing</u> | | | | |
| 05/01/09 | RAR | Prepare pre-negotiation agreement and analysis of same. [009] | 5.00 Hrs | \$2,625.00 |
| 05/01/09 | TAB | Attention to drafting portion of forbearance agreement relating to sales incentive fees payable to WSG affiliate in connection with unit sales occurring during and after forbearance agreement and conference with Mr. Rossi regarding same. [009] | 2.80 Hrs | \$1,386.00 |
| 05/01/09 | CHS | Review recitals to PNA for use in forbearance agreement. [009] | 0.20 Hrs | \$90.00 |
| 05/01/09 | CHS | Review and comment on forms of forbearance agreement. [009] | 0.60 Hrs | \$270.00 |
| 05/01/09 | CHS | Conferences with Mr. Rossi regarding unit sales and minimum release prices as currently contained in senior and mezzanine loan documents. [009] | 1.00 Hrs | \$450.00 |
| 05/01/09 | CHS | Coordinate loan documents and cd's for distribution to counsel. [009] | 0.60 Hrs | \$270.00 |
| 05/01/09 | PG | Organized and burned discs for Messrs Stein and Banahan. [009] | 2.00 Hrs | \$390.00 |

WINDELS MARX LANE & MITTENDORF, LLP

Lehman Brothers Chapter 11 Bankruptcy

Re: Carillon Modification

| <u>Date</u> | <u>Atty</u> | <u>Description</u> | <u>Time</u> | <u>Value</u> |
|-------------|-------------|--|-------------|--------------|
| 05/01/09 | MA | Numerous revisions to various closing indexes, scan additional loan documentation for CD Roms to be transmitted to Mr. Herman of Weil Gotshal. [009] | 3.80 Hrs | \$703.00 |
| 05/04/09 | RAR | Attention to consent of further to forbearance and conference with Mr. Stein. [009] | 1.40 Hrs | \$735.00 |
| 05/04/09 | RAR | Conference with Mr. Raved regarding background. [009] | 0.50 Hrs | \$262.50 |
| 05/04/09 | CHS | Review pledge agreement regarding questions of control of loan decisions, "Trigger Event". [009] | 0.50 Hrs | \$225.00 |
| 05/04/09 | CHS | Conferences and correspondence with Mr. Rossi regarding extension of the underlying North & South loans with Borrower beyond the Fortress maturity date and ways to avoid an imminent Fortress loan default while giving the borrowers additional time to sell units. [009] | 1.40 Hrs | \$630.00 |
| 05/04/09 | CHS | Numerous conferences and correspondence with Mr. Ferguson of TriMont regarding Fortress extension and negotiations with borrower regarding forbearance terms. [009] | 0.80 Hrs | \$360.00 |
| 05/05/09 | RAR | Analysis of existing documents and Lehman's rights thereunder. [009] | 1.60 Hrs | \$840.00 |
| 05/05/09 | RAR | Conference with Mr. Stein regarding amendment issues. [009] | 0.20 Hrs | \$105.00 |
| 05/06/09 | CHS | Conferences with Mr. Rossi regarding forbearance vs. extension upon a maturity default. [009] | 0.30 Hrs | \$135.00 |
| 05/06/09 | CHS | Conferences with Mr. Rossi and review of emails from client regarding review of agreements to be entered into by borrower during foreclosure period. [009] | 0.30 Hrs | \$135.00 |
| 05/07/09 | CHS | Conferences with Mr. Rossi regarding LB's agreement regarding payment of sales commissions. [009] | 0.30 Hrs | \$135.00 |
| 05/07/09 | CHS | Attention to redrafting of provision of forbearance agreement regarding payment of sales commissions to borrower affiliate. [009] | 1.60 Hrs | \$720.00 |
| 05/07/09 | CHS | Attention to drafting provision for forbearance agreement regarding prohibition from entering into new agreements. [009] | 0.80 Hrs | \$360.00 |
| 05/07/09 | CHS | Conferences with Mr. Rossi regarding manager's rights to enter into agreements affecting the property. [009] | 0.20 Hrs | \$90.00 |
| 05/07/09 | CHS | Review of existing loan documents regarding definition of "material agreements" and restriction regarding same. [009] | 0.30 Hrs | \$135.00 |

WINDELS MARX LANE & MITTENDORF, LLP

Lehman Brothers Chapter 11 Bankruptcy

Re: Carillon Modification

| <u>Date</u> | <u>Atty</u> | <u>Description</u> | <u>Time</u> | <u>Value</u> |
|-------------|-------------|--|-------------|--------------|
| 05/12/09 | RAR | Telephone conference with Ms. Halperin regarding forbearance agreement. [009] | 0.20 Hrs | \$105.00 |
| 05/12/09 | RAR | Revise and circulate the forbearance agreement . [009] | 1.50 Hrs | \$787.50 |
| 05/12/09 | RAR | Discussion with Mr. Stein regarding forbearance issues and loan documents. [009] | 0.30 Hrs | \$157.50 |
| 05/12/09 | RAR | Telephone conference with Mr. Schatz regarding forbearance agreement. [009] | 0.30 Hrs | \$157.50 |
| 05/12/09 | CHS | Conference with Mr. Rossi regarding drafts of language for forbearance agreement regarding new and renewal agreements and budgeted expenditures. [009] | 0.40 Hrs | \$180.00 |
| 05/12/09 | CHS | Conference with Mr. Rossi regarding insert language regarding co-brokerage and other fees in excess of permitted 3%/4% to borrower. [009] | 0.40 Hrs | \$180.00 |
| 05/12/09 | CHS | Review and comment on latest redraft of forbearance agreement. [009] | 1.20 Hrs | \$540.00 |
| 05/13/09 | CHS | Review latest draft of forbearance agreement and suggest changes to Mr. Rossi regarding method of payment of sales bonus fee and source of funds to pay bonus fee. [009] | 1.30 Hrs | \$585.00 |
| 05/13/09 | CHS | Review Fortress pledge agreement regarding Lehman Brothers' ability to pay less than 100% of sales proceeds actually received if a portion are escrowed at end unit closings. [009] | 0.40 Hrs | \$180.00 |
| 05/14/09 | RAR | Conference with Messrs. Banahan and Stein regarding intercreditor agreement. [009] | 0.50 Hrs | \$262.50 |
| 05/14/09 | RAR | Telephone conference with Ms. Halperin and Mr. Barsanti regarding rights of mezzanine lender and intercreditor agreement. [009] | 0.60 Hrs | \$315.00 |
| 05/14/09 | TAB | Review intercreditor agreement and amendments thereto in connection with consent rights of holder of mezzanine loan. [009] | 0.80 Hrs | \$396.00 |
| 05/14/09 | TAB | Conference with Mr. Rossi regarding consent rights of holder of mezzanine loan (State Street) under intercreditor agreement with respect to modification of release prices. [009] | 0.30 Hrs | \$148.50 |
| 05/14/09 | TAB | Attention to drafting senior loan default notice for North and South mortgage loans to be provided by LBHI to State Street as holder of mezzanine loan in connection with maturity default and right to cure. [009] | 2.10 Hrs | \$1,039.50 |

WINDELS MARX LANE & MITTENDORF, LLP

Lehman Brothers Chapter 11 Bankruptcy

Re: Carillon Modification

| <u>Date</u> | <u>Atty</u> | <u>Description</u> | <u>Time</u> | <u>Value</u> |
|-------------|-------------|--|-------------|--------------|
| 05/14/09 | CHS | Conferences and correspondence with Messrs. Rossi and Banahan regarding State Street's rights to object to senior loan modifications. [009] | 0.50 Hrs | \$225.00 |
| 05/14/09 | CHS | Review intercreditor agreements regarding rights of senior lender to modify without mezzanine consent. [009] | 1.00 Hrs | \$450.00 |
| 05/15/09 | RAR | Prepare notice to mezzanine lender regarding default. [009] | 0.60 Hrs | \$315.00 |
| 05/15/09 | TAB | Conference with Messrs. Stein and Rossi regarding status of State Street ownership of mezzanine loan. [009] | 0.20 Hrs | \$99.00 |
| 05/15/09 | CHS | Conference with Mr. Banahan regarding notice of default draft to be provided to State Street (as mezzanine loan holder). [009] | 0.20 Hrs | \$90.00 |
| 05/15/09 | CHS | Review notice and State Street's counsel's markup of prior recitals as to ownership and and control of mezzanine loan. [009] | 0.40 Hrs | \$180.00 |
| 05/22/09 | TAB | Attention to revising notice to State Street Bank with respect to LBHI North and South loans to permit unilateral modification of release prices and authorize additional selling fees to WSG in connection with sale of Condo units. [009] | 0.80 Hrs | \$396.00 |
| 05/22/09 | TAB | Correspondence to Ms. Halperin regarding revised notice to State Street Bank. [009] | 0.20 Hrs | \$99.00 |
| 05/22/09 | TAB | Telephone conference with Mr. Rossi regarding notice to State Street Bank under intercreditor agreement with respect to continuing senior loan event of default. [009] | 0.10 Hrs | \$49.50 |
| 05/26/09 | RAR | Telephone conference with Lehman team regarding Fortress resolutions. [009] | 0.60 Hrs | \$315.00 |
| 05/26/09 | RAR | Prepare for telephone conference with Lehman team regarding defaults and status of Fortress documents. [009] | 1.00 Hrs | \$525.00 |
| 05/26/09 | CHS | Conference with Mr. Banahan regarding draft notice to mezzanine loan holder regarding default and modification of senior loans. [009] | 0.30 Hrs | \$135.00 |
| 05/26/09 | CHS | Inquiries regarding notice of default as sent to borrowers. [009] | 0.20 Hrs | \$90.00 |
| 05/26/09 | CHS | Conference with Mr. Rossi regarding status of Fortress loan extension and review of modification to note and modification of pledge agreement as drafted by Fortress' counsel. [009] | 0.60 Hrs | \$270.00 |
| 05/27/09 | CHS | Review of PNA. [009] | 0.20 Hrs | \$90.00 |

WINDELS MARX LANE & MITTENDORF, LLP

Lehman Brothers Chapter 11 Bankruptcy

| | | | | |
|------------------|-----|--|-----------|-------------|
| 05/28/09 | RAR | Telephone conference with Ms. Halperin regarding Fortress extensions. [009] | 0.50 Hrs | \$262.50 |
| 05/28/09 | RAR | Telephone conference with Mr. DeMartino regarding Fortress extensions. [009] | 0.50 Hrs | \$262.50 |
| 05/28/09 | RAR | Review existing documents regarding Fortress extensions. [009] | 1.90 Hrs | \$997.50 |
| 05/28/09 | RAR | Attention to rights of Radco to negotiate with Bovis. [009] | 0.30 Hrs | \$157.50 |
| 05/28/09 | TAB | Review correspondence from Ms. Halperin regarding parties and method of delivery of State Street senior loan default notice. [009] | 0.10 Hrs | \$49.50 |
| 05/28/09 | TAB | Conference with Mr. Rossi regarding review of intercreditor agreement. [009] | 0.30 Hrs | \$148.50 |
| 05/28/09 | TAB | Review intercreditor agreements and amendments thereto and Fortress pledge loan agreement with respect to obligations to notify Fortress in connection with notices provided to mezz lender under intercreditor agreement and with respect to events of default under senior loan. [009] | 1.30 Hrs | \$643.50 |
| 05/29/09 | RAR | Attention to finalization of Fortress amendment. [009] | 0.50 Hrs | \$262.50 |
| Financing Totals | | | 48.80 Hrs | \$22,198.00 |
| TOTAL SERVICES | | | | \$22,198.00 |

HOURLY RATE

| | | |
|--------------------|------------------|--------------------|
| Rossi, Robert A. | 18.00 Hrs | \$9,450.00 |
| Banahan, Thomas A. | 9.00 Hrs | \$4,455.00 |
| Stein, Clifford | 16.00 Hrs | \$7,200.00 |
| Goldsmith, Paul | 2.00 Hrs | \$390.00 |
| Agnello, Michele | 3.80 Hrs | \$703.00 |
| | <u>48.80 Hrs</u> | <u>\$22,198.00</u> |

DISBURSEMENTS

Disbursements

Copying

| | |
|------------------|----------|
| Reproduction | \$122.00 |
| Copying Totals | \$122.00 |
| <u>Telephone</u> | |

WINDELS MARK LANE & MITTENDORF, LLP

Lehman Brothers Chapter 11 Bankruptcy

Re: Carillon Modification

DISBURSEMENTS

| | | |
|----------------------|-----------------------------------|--------------------|
| Telephone | | \$10.00 |
| | Telephone Totals | \$10.00 |
| | <u>Delivery Service/Messenger</u> | |
| Messengers | | \$7.00 |
| | Delivery Service/Messenger Totals | \$7.00 |
| | <u>Other</u> | |
| Staff Overtime | | \$96.25 |
| | Other Totals | \$96.25 |
| Disbursements Totals | | \$96.25 |
| | TOTAL DISBURSEMENTS | \$235.25 |
| | INVOICE TOTAL | <u>\$22,433.25</u> |

WINDELS MARX LANE & MITTENDORF, LLP

Lehman Brothers Chapter 11 Bankruptcy

Task Billing Summary Page

Re: Carillon Modification
File Number 0303694-0002044

| | Previous <u>Billed</u> | Current <u>Bill</u> | <u>Total</u> |
|----------------------------|---------------------------|------------------------|--------------|
| Financing | | 22,198.00 | 22,198.00 |
| Subtotals | | 22,198.00 | 22,198.00 |
| <u>Disbursements</u> | | | |
| Copying | | 122.00 | 122.00 |
| Telephone | | 10.00 | 10.00 |
| Delivery Service/Messenger | | 7.00 | 7.00 |
| Other | | 96.25 | 96.25 |
| Subtotals | | 235.25 | 235.25 |
| Totals | | 22,433.25 | 22,433.25 |

WINDELS MARX LANE & MITTENDORF, LLP

156 WEST 56TH STREET
NEW YORK, NEW YORK 10019

June 19, 2009

Bill Number 64985

File Number 0303694-0002073

Lehman Brothers Chapter 11 Bankruptcy
1271 Avenue of the Americas - 46th Floor
New York, NY 10020

FEDERAL I.D. 13-2773235

**FOR PROFESSIONAL SERVICES RENDERED
FOR THE PERIOD**

May 1 through 31, 2009

Re: Amendment to Midtown Memphis Loan Agreement

SERVICES

| <u>Date</u> | <u>Atty</u> | <u>Description</u> | <u>Time</u> | <u>Value</u> |
|------------------|-------------|---|-------------|--------------|
| <u>Financing</u> | | | | |
| 05/20/09 | DLG | Discuss proposed extension of maturity and cessation of further loan disbursements with Mr. Rossi; review Memphis closing binders and files for loan document provisions on maturity date, disbursements and title coverage. [009] | 1.10 Hrs | \$544.50 |
| 05/21/09 | DLG | Telephone conferences with Mr. Dickhaus of Trimont for information on loan status, other parcels acquired since Feb. 2008, title, entitlements and other items; continue review of closing materials and files; draft list of possible issues to be covered and email to Messrs. Thomas and Rossi, including status of the assemblage, obligatory future advance language in the mortgage and related potential mechanic's lien risk if advances cease, status of rate cap, identity of Borrower's counsel, fire damage to one building, and entitlement status and deadlines; conferences with Messrs. Thomas and Rossi re same; revise email and send to Messrs Ferguson and Dickhaus of Trimont; continued review of materials in file, including after our two closings. [009] | 5.10 Hrs | \$2,524.50 |
| 05/22/09 | DLG | Continuation of yesterday's review; telephone calls with local counsels D. Wade and J. Warner on mortgage language issue; draft proposed extension amendment and emails for Messrs. Thomas or Rossi to forward to | 3.10 Hrs | \$1,534.50 |

WINDELS MARX LANE & MITTENDORF, LLP

Lehman Brothers Chapter 11 Bankruptcy

Re: Amendment to Midtown Memphis Loan Agreement

| <u>Date</u> | <u>Atty</u> | <u>Description</u> | <u>Time</u> | <u>Value</u> |
|-------------|-------------|--|----------------|--------------|
| 05/26/09 | DLG | Lehman. [009] Follow-up telephone call and emails with Mr. Warner on obligatory future advance issue; send organizational chart to Mr. Rossi for his review, finish review of files and other materials. [009] | 0.80 Hrs | \$396.00 |
| 05/27/09 | DLG | Check status with Messrs. Thomas and Rossi. [009] | 0.10 Hrs | \$49.50 |
| | | Financing Totals | 10.20 Hrs | \$5,049.00 |
| | | | TOTAL SERVICES | \$5,049.00 |

HOURLY RATE

| | | | |
|-----------------|-----------|---------------|------------|
| Glanz, David L. | 10.20 Hrs | \$5,049.00 | |
| | 10.20 Hrs | \$5,049.00 | |
| | | INVOICE TOTAL | \$5,049.00 |

WINDELS MARX LANE & MITTENDORF, LLP

Lehman Brothers Chapter 11 Bankruptcy

Task Billing Summary Page

Re: Amendment to Midtown Memphis Loan Agreement
File Number 0303694-0002073

| | Previous <u>Billed</u> | Current <u>Bill</u> | <u>Total</u> |
|-----------|---------------------------|------------------------|--------------|
| Financing | | 5,049.00 | 5,049.00 |
| Subtotals | | 5,049.00 | 5,049.00 |
| Totals | | 5,049.00 | 5,049.00 |

WINDELS MARX LANE & MITTENDORF, LLP

156 WEST 56TH STREET
NEW YORK, NEW YORK 10019

June 18, 2009

Bill Number 64986

File Number 0303694-0002077

Lehman Brothers Chapter 11 Bankruptcy
1271 Avenue of the Americas - 46th Floor
New York, NY 10020

FEDERAL I.D. 13-2773235

**FOR PROFESSIONAL SERVICES RENDERED
FOR THE PERIOD**

May 1 through 31, 2009

Re: RFR - Riande Hotel

SERVICES

| <u>Date</u> | <u>Atty</u> | <u>Description</u> | <u>Time</u> | <u>Value</u> |
|-----------------------|-------------|--|-----------------------|-----------------|
| <u>Asset Analysis</u> | | | | |
| 05/04/09 | TAB | Telephone conference with Mr. Brusco regarding arrangements for countersignature of PNA. [001] | 0.10 Hrs | \$49.50 |
| 05/06/09 | TAB | Attend meeting at Lehman Brothers with Messrs. Brown, Mangiere and Pattiz of RFR, Mr. Brusco of Lehman and Mr. Thomas to discuss workout of loan. [001] | 0.50 Hrs | \$247.50 |
| 05/06/09 | TAB | Review files in preparation for meeting with representatives of RFR and Lehman to discuss workout. [001] | 0.20 Hrs | \$99.00 |
| 05/06/09 | JJT | Conference with with Brusco regarding onference with Messrs. Brown, Mangiere and Pattiz of RFR, Mr. Brusco of Lehman and Mr. Banahan regarding workout of loan; [001] | 0.50 Hrs | \$350.00 |
| Asset Analysis Totals | | | 1.30 Hrs | \$746.00 |
| | | | TOTAL SERVICES | \$746.00 |

WINDELS MARX LANE & MITTENDORF, LLP

Lehman Brothers Chapter 11 Bankruptcy

Re: RFR - Riande Hotel

HOURLY RATE

Banahan, Thomas A.
Thomas, James J.

0.80 Hrs

\$396.00

0.50 Hrs

\$350.00

1.30 Hrs

\$746.00

INVOICE TOTAL

\$746.00

WINDELS MARX LANE & MITTENDORF, LLP

Lehman Brothers Chapter 11 Bankruptcy

Task Billing Summary Page

Re: RFR - Riande Hotel
File Number 0303694-0002077

| | Previous <u>Billed</u> | Current <u>Bill</u> | <u>Total</u> |
|----------------|---------------------------|------------------------|--------------|
| Asset Analysis | | 746.00 | 746.00 |
| Subtotals | | 746.00 | 746.00 |
| Totals | | 746.00 | 746.00 |

WINDELS MARX LANE & MITTENDORF, LLP

156 WEST 56TH STREET
NEW YORK, NEW YORK 10019

June 22, 2009

Bill Number 65276

File Number 0303694-0002088

Lehman Brothers Chapter 11 Bankruptcy
1271 Avenue of the Americas - 46th Floor
New York, NY 10020

FEDERAL I.D. 13-2773235

**FOR PROFESSIONAL SERVICES RENDERED
FOR THE PERIOD**

May 1 through 31, 2009

Re: 350 West Broadway Construction Loan

SERVICES

| <u>Date</u> | <u>Atty</u> | <u>Description</u> | <u>Time</u> | <u>Value</u> |
|------------------|-------------|--|-------------|--------------|
| <u>Financing</u> | | | | |
| 05/01/09 | TAB | Review partially executed PNA received from Mr. Steiner and correspondence to Mr. Brusco requesting counter signature of behalf of Lehman Brothers. [009] | 0.50 Hrs | \$247.50 |
| 05/04/09 | TAB | Telephone conference with Mr. Brusco regarding countersignature of PNA. [009] | 0.10 Hrs | \$49.50 |
| 05/06/09 | TAB | Review files in preparation for meeting with representatives of RFR and Lehman to discuss workout. [009] | 0.20 Hrs | \$99.00 |
| 05/06/09 | TAB | Attend meeting at Lehman Brothers with Messrs. Brown, Mangiere and Pattiz of RFR, Mr. Brusco of Lehman and Mr. Thomas to discuss workout of loan. [009] | 0.50 Hrs | \$247.50 |
| 05/06/09 | JJT | Conference with Messrs. Brown, Mangiere and Pattiz of RFR, Mr. Brusco of Lehman and Mr. Banahan regarding workout of loan. [009] | 0.50 Hrs | \$350.00 |
| 05/21/09 | TAB | Telephone conference with Mr. Brusco regarding construction budget and time line received from RFR. [009] | 0.10 Hrs | \$49.50 |
| 05/21/09 | TAB | Attention to reviewing construction budget and construction time line materials received from RFR. [009] | 0.60 Hrs | \$297.00 |
| 05/21/09 | TAB | Review correspondence form Mr. Mangieri of RFR regarding construction schedule and construction budget documentation requested by LBHI. [009] | 0.10 Hrs | \$49.50 |

WINDELS MARX LANE & MITTENDORF, LLP

Lehman Brothers Chapter 11 Bankruptcy

Financing Totals

2.60 Hrs

\$1,389.50

TOTAL SERVICES

\$1,389.50

HOURLY RATE

Banahan, Thomas A.

2.10 Hrs

\$1,039.50

Thomas, James J.

0.50 Hrs

\$350.00

2.60 Hrs

\$1,389.50

INVOICE TOTAL

\$1,389.50

WINDELS MARX LANE & MITTENDORF, LLP

Lehman Brothers Chapter 11 Bankruptcy

Task Billing Summary Page

Re: 350 West Broadway Construction Loan
File Number 0303694-0002088

| | Previous <u>Billed</u> | Current <u>Bill</u> | <u>Total</u> |
|-----------|---------------------------|------------------------|--------------|
| Financing | | 1,389.50 | 1,389.50 |
| Subtotals | | 1,389.50 | 1,389.50 |
| Totals | | 1,389.50 | 1,389.50 |

WINDELS MARX LANE & MITTENDORF, LLP

156 WEST 56TH STREET
NEW YORK, NEW YORK 10019

June 19, 2009

Bill Number 64977

File Number 0303694-0002179

Lehman Brothers Chapter 11 Bankruptcy
1271 Avenue of the Americas - 46th Floor
New York, NY 10020

FEDERAL I.D. 13-2773235

**FOR PROFESSIONAL SERVICES RENDERED
FOR THE PERIOD**

May 1 through 31, 2009

Re: Bankruptcy

SERVICES

| <u>Date</u> | <u>Atty</u> | <u>Description</u> | <u>Time</u> | <u>Value</u> |
|-------------------------|-------------|---|-------------|--------------|
| <u>Fee Applications</u> | | | | |
| 05/06/09 | RAR | Analysis of and conference with Messrs. Barsanti and Nastasi regarding benefits of amendment vs. forbearance. [007] | 1.00 Hrs | \$525.00 |
| 05/06/09 | DE | Call from R. Rossi inquiring whether WML&M received any objections to fee application; review Docket regarding same. [007] | 0.70 Hrs | \$220.50 |
| 05/12/09 | DE | Conference with C. Simpson regarding effect of WML&M retention as special counsel, whether WML&M may service as special counsel without running afoul of disinterestedness provision of Bankruptcy Code. [007] | 0.60 Hrs | \$189.00 |
| 05/12/09 | DE | Review relevant case law and statutory law regarding disinterestedness under 11 U.S.C. § 101(14). [007] | 3.50 Hrs | \$1,102.50 |
| 05/13/09 | CES | Review applications for hearing. [007] | 1.00 Hrs | \$790.00 |
| 05/13/09 | CES | Travel to and from Bankruptcy Court for hearing on application. [007] | 2.00 Hrs | \$1,580.00 |
| 05/13/09 | RAR | Attend fee application hearing in bankruptcy court. [007] | 2.00 Hrs | \$1,050.00 |
| 05/13/09 | JJT | Prepare for by reviewing all relevant papers concerning the fee application and attend hearing for fee application. [007] | 3.00 Hrs | \$2,100.00 |

WINDELS MARK LANE & MITTENDORF, LLP

Lehman Brothers Chapter 11 Bankruptcy

Re: Bankruptcy

| <u>Date</u> | <u>Atty</u> | <u>Description</u> | <u>Time</u> | <u>Value</u> |
|-------------|-------------|--|-------------|--------------|
| 05/13/09 | DE | Conference with C. Simpson regarding hearing on WML&M fee application scheduled for 5/13/09. [007] | 0.80 Hrs | \$252.00 |
| 05/13/09 | DE | Conference with C. Simpson and R. Rossi regarding preparation of application for Order raising the monthly and yearly compensation cap for Ordinary Course Professionals. [007] | 1.00 Hrs | \$315.00 |
| 05/15/09 | DE | Review statutory and case law for grounds upon which WML&M may seek to lift monthly and annual cap on fees of ordinary course professionals. [007] | 3.50 Hrs | \$1,102.50 |
| 05/19/09 | DE | Call from Jennifer Sapp regarding new fee protocol, filing of fee applications in LBHI chapter 11 case and information required by fee committee. [007] | 0.50 Hrs | \$157.50 |
| 05/21/09 | DE | Call from R. Rossi inquiring whether the Trustee has been made aware of WML&M's intention to file a motion for an order increasing monthly and yearly fee cap for ordinary course professionals. [007] | 0.60 Hrs | \$189.00 |
| 05/21/09 | DE | Conference with C. Simpson regarding monthly and annual cap for ordinary course professionals in LBHI chapter 11 case. [007] | 1.20 Hrs | \$378.00 |
| 05/26/09 | CES | Review fee protocol in Lehman case and order approving same. [007] | 0.30 Hrs | \$237.00 |
| 05/26/09 | DE | Review draft of April 2009 fee application in LBHI chapter 11 case and call R. Rossi to discuss. [007] | 0.80 Hrs | \$252.00 |
| 05/26/09 | DE | Receive and review e-mail from C. Dinapoli regarding April fee application in LBHI chapter 11 case. [007] | 0.20 Hrs | \$63.00 |
| 05/26/09 | DE | Receive and review order appointing fee committee and approving fee protocol and call from Jennifer Sapp regarding same. [007] | 1.20 Hrs | \$378.00 |
| 05/27/09 | DE | Review e-mail from Jennifer Sapp forwarding order appointing fee committee and approving fee application protocol. [007] | 0.80 Hrs | \$252.00 |
| 05/27/09 | DE | Call Jennifer Sapp to inquire whether fee application protocol order applies to WML&M. [007] | 0.50 Hrs | \$157.50 |
| 05/27/09 | DE | Conference with C. Dinapoli regarding fee application protocol; transmission of January, February, March fee applications to Weil Gotshal on CD by June 2nd and discuss disposition of April fee application. [007] | 0.70 Hrs | \$220.50 |
| 05/28/09 | DE | Call and e-mail R. Rossi to discuss fee application protocol and service of January, February, March and April fee applications to Fee Committee by 6/2/09. [007] | 0.80 Hrs | \$252.00 |

WINDELS MARK LANE & MITTENDORF, LLP

Lehman Brothers Chapter 11 Bankruptcy

Re: Bankruptcy

| <u>Date</u> | <u>Atty</u> | <u>Description</u> | <u>Time</u> | <u>Value</u> |
|-------------|-------------|---------------------------------------|----------------|--------------|
| 05/29/09 | RAR | Prepare April fee application. [007] | 1.50 Hrs | \$787.50 |
| | | Fee Applications Totals | 28.20 Hrs | \$12,550.50 |
| | | | TOTAL SERVICES | \$12,550.50 |

HOURLY RATE

| | | |
|---------------------|------------------|--------------------|
| Simpson, Charles E. | 3.30 Hrs | \$2,607.00 |
| Rossi, Robert A. | 4.50 Hrs | \$2,362.50 |
| Thomas, James J. | 3.00 Hrs | \$2,100.00 |
| Etheridge, Derek | 17.40 Hrs | \$5,481.00 |
| | <u>28.20 Hrs</u> | <u>\$12,550.50</u> |

| | |
|---------------|--------------------|
| INVOICE TOTAL | <u>\$12,550.50</u> |
|---------------|--------------------|

WINDELS MARX LANE & MITTENDORF, LLP

Lehman Brothers Chapter 11 Bankruptcy

Task Billing Summary Page

Re: Bankruptcy

File Number 0303694-0002179

| | Previous <u>Billed</u> | Current <u>Bill</u> | <u>Total</u> |
|------------------|---------------------------|------------------------|--------------|
| Fee Applications | | 12,550.50 | 12,550.50 |
| Subtotals | | 12,550.50 | 12,550.50 |
| Totals | | 12,550.50 | 12,550.50 |

WINDELS MARX LANE & MITTENDORF, LLP

156 WEST 56TH STREET
NEW YORK, NEW YORK 10019

June 19, 2009

Bill Number 64990

File Number 0303694-0002181

Lehman Brothers Chapter 11 Bankruptcy
1271 Avenue of the Americas - 46th Floor
New York, NY 10020

FEDERAL I.D. 13-2773235

**FOR PROFESSIONAL SERVICES RENDERED
FOR THE PERIOD**

May 1 through 31, 2009

Re: Monument Issues

SERVICES

| <u>Date</u> | <u>Atty</u> | <u>Description</u> | <u>Time</u> | <u>Value</u> |
|-----------------------|-------------|--|-------------|--------------|
| <u>Asset Analysis</u> | | | | |
| 05/05/09 | KML | further drafting of assignment and assumption agreement [001] | 4.00 Hrs | \$1,400.00 |
| 05/05/09 | WSC | Reviewed storm water agreement for ballpark office [001] | 1.20 Hrs | \$492.00 |
| 05/05/09 | WSC | Internal conference with Ms. Bindler regarding storm water agreement. [001] | 0.20 Hrs | \$82.00 |
| 05/06/09 | RAR | Telephone conference with Mr. Click regarding Potomac release issues. [001] | 0.30 Hrs | \$157.50 |
| 05/06/09 | AL | Review Internal Revenue Code Section 707(c) and certain treasury regulations; review CCH tax treatise; review other information; review email from Kim Longo, Esq. and the attached amendment; tax and business analysis. [001] | 0.70 Hrs | \$343.00 |
| 05/06/09 | KML | Review Potomac Place Waiver and Release Agreement and related emails, in light of line of credit issues [001] | 0.20 Hrs | \$70.00 |
| 05/06/09 | KML | communication regarding, and further review of, tax issues in BP Office Mezzanine amendment [001] | 0.20 Hrs | \$70.00 |
| 05/06/09 | WSC | Reviewed Potomac Place waiver and discussed waiver with Ms. Bindler. [001] | 1.20 Hrs | \$492.00 |

WINDELS MARX LANE & MITTENDORF, LLP

Lehman Brothers Chapter 11 Bankruptcy

Re: Monument Issues

| <u>Date</u> | <u>Atty</u> | <u>Description</u> | <u>Time</u> | <u>Value</u> |
|-------------|-------------|---|-------------|--------------|
| 05/07/09 | AL | Review brief email from Kim Longo, Esq.; prepare and send brief email to Ms. Longo; brief telephone conversation with Ms. Long regarding tax matters and the documents; brief review of the LLC agreement and amendment. [001] | 0.50 Hrs | \$245.00 |
| 05/07/09 | KML | further review of Potomac Place Waiver and Release and email comments on same [001] | 1.20 Hrs | \$420.00 |
| 05/07/09 | WSC | Reviewed Ms. Longo's comments to the Potomac waiver and release. [001] | 0.40 Hrs | \$164.00 |
| 05/07/09 | WSC | Reviewed Servicer email regarding Corporate Center status. [001] | 0.40 Hrs | \$164.00 |
| 05/11/09 | WSC | Internal conference with Ms. Bindler regarding storm water agreement. [001] | 0.50 Hrs | \$205.00 |
| 05/13/09 | DHB | Draft consent to Stormwater Agreement. [001] | 0.20 Hrs | \$85.00 |
| 05/13/09 | JLS | Obtain documents in connection with Yellowstone Mountain Club v. Credit Suisse (US Bankruptcy, Dist. of Montana) for Mr. Cook [001] | 0.30 Hrs | \$67.50 |
| 05/14/09 | KML | review schedules for Potomac Place waiver and release and contemporaneous email to Rob Rossi regarding same [001] | 0.60 Hrs | \$210.00 |
| 05/18/09 | RAR | Prepare response to documents prepared by Mr. Click on waiver and release of Monument. [001] | 1.00 Hrs | \$525.00 |
| 05/18/09 | KML | Review revised Release and Waiver Agreement with respect to Potomac Place [001] | 0.20 Hrs | \$70.00 |
| 05/18/09 | KML | telephone conference and emails with Clyde Click regarding Potomac Place Release and Waiver Agreement and schedules related to same [001] | 0.40 Hrs | \$140.00 |
| 05/20/09 | KML | telephone conference with Clyde Click regarding comments to Potomac Place Waiver and Release with respect to Line of Credit [001] | 0.40 Hrs | \$140.00 |
| 05/20/09 | WSC | Telephone conference with Mr. Inagaki regarding Watergate and PB settlement discussions. [001] | 1.20 Hrs | \$492.00 |
| 05/21/09 | RZ | Draft Pre-Negotiation Agreement in connection with Watergate transaction. [001] | 3.20 Hrs | \$1,120.00 |
| 05/21/09 | RZ | Telephone conference with Messrs. Lascher and Inagaki on Pre-Negotiation Agreement. [001] | 0.30 Hrs | \$105.00 |
| 05/21/09 | RZ | Telephone conference with Mr. Lascher on amendment to Ballpark Office joint venture LLC agreement. [001] | 0.60 Hrs | \$210.00 |

WINDELS MARX LANE & MITTENDORF, LLP

Lehman Brothers Chapter 11 Bankruptcy

Re: Monument Issues

| <u>Date</u> | <u>Atty</u> | <u>Description</u> | <u>Time</u> | <u>Value</u> |
|-------------|-------------|---|-------------|--------------|
| 05/21/09 | WSC | Reviewed draft PNA agreement. [001] | 0.70 Hrs | \$287.00 |
| 05/21/09 | WSC | Telephone conference with Mr. Inagaki regarding PNA with PB Capital. [001] | 0.60 Hrs | \$246.00 |
| 05/21/09 | WSC | Telephone conversations with Mr. Zoffinger regarding PNA. [001] | 0.50 Hrs | \$205.00 |
| 05/22/09 | RZ | Telephone conference with Mr. Inagaki on Pre-Negotiation Agreement. [001] | 0.20 Hrs | \$70.00 |
| 05/22/09 | RZ | Revise and distribute Watergate Pre-Negotiation Agreement. [001] | 3.30 Hrs | \$1,155.00 |
| 05/22/09 | RZ | Conference with Ms. Longo on terms of line of credit modification. [001] | 0.60 Hrs | \$210.00 |
| 05/22/09 | KML | revise monument line of credit term sheet per emails and discussions [001] | 0.60 Hrs | \$210.00 |
| 05/22/09 | KML | telephone conferences and emails with Trimont and internally regarding revisions to line of credit term sheet [001] | 0.60 Hrs | \$210.00 |
| 05/22/09 | WSC | Reviewed PNA [001] | 0.80 Hrs | \$328.00 |
| 05/22/09 | WSC | Telephone conversations with Mr. Zoffinger regarding PNA. [001] | 0.40 Hrs | \$164.00 |
| 05/22/09 | WSC | Email correspondence with Mr. Rossi and Ms. Longo regarding changes in term sheet. [001] | 0.30 Hrs | \$123.00 |
| 05/26/09 | RAR | Review and analyze questions from Ms. Geisler on term sheet. [001] | 0.60 Hrs | \$315.00 |
| 05/26/09 | RAR | Telephone conference with Mss. Geisler and Longo regarding revised term sheet. [001] | 0.50 Hrs | \$262.50 |
| 05/26/09 | RZ | Conference call with Lehman Brothers on amendment to Ballpark Office LLC agreement. [001] | 0.70 Hrs | \$245.00 |
| 05/26/09 | RZ | Conference with Mr. Landzberg on amendment to Ballpark Office LLC agreement. [001] | 0.50 Hrs | \$175.00 |
| 05/26/09 | AL | Conferences with Richard Zoffinger, Esq. regarding proposed changes; conference call with Mr. Zoffinger, Michael Lascher, Esq. and Mr. Mosado Inagaki; review tax research; review documents, including amendment. [001] | 1.00 Hrs | \$490.00 |
| 05/26/09 | KML | Review and circulate line of credit term sheet with open questions. [001] | 0.50 Hrs | \$175.00 |
| 05/26/09 | WSC | Telephone conference with Mr. Inagaki regarding Watergate strategy and PB default. [001] | 0.60 Hrs | \$246.00 |

WINDELS MARX LANE & MITTENDORF, LLP

Lehman Brothers Chapter 11 Bankruptcy

Re: Monument Issues

| <u>Date</u> | <u>Atty</u> | <u>Description</u> | <u>Time</u> | <u>Value</u> |
|-----------------------|-------------|---|----------------|--------------|
| 05/27/09 | KML | Office conference with Mr. Rossi regarding line of credit term sheet. [001] | 0.20 Hrs | \$70.00 |
| 05/27/09 | KML | Further drafting of line of credit project assignment documents. [001] | 1.70 Hrs | \$595.00 |
| 05/27/09 | WSC | Reviewed latest draft of term sheet. [001] | 0.70 Hrs | \$287.00 |
| 05/28/09 | RAR | Revise letter of credit term sheet. [001] | 0.60 Hrs | \$315.00 |
| 05/28/09 | RAR | Conference with Ms. Longo regarding letter of credit term sheet revisions. [001] | 0.50 Hrs | \$262.50 |
| 05/28/09 | KML | Conference call and office conference with Mr. Rossi and Trimont regarding revisions to line of credit term sheet. [001] | 0.40 Hrs | \$140.00 |
| 05/28/09 | KML | Further drafting of line of credit project assignment documents. [001] | 1.20 Hrs | \$420.00 |
| 05/28/09 | KML | Revise and circulate line of credit term sheet with discussed changes. [001] | 0.80 Hrs | \$280.00 |
| 05/29/09 | KML | Further drafting of line of credit project assignment documents. [001] | 2.00 Hrs | \$700.00 |
| 05/29/09 | WSC | Reviewed latest draft of term sheet and discussed term sheet with Mr. Rossi and Ms. Longo. [001] | 1.30 Hrs | \$533.00 |
| Asset Analysis Totals | | | 41.80 Hrs | \$16,188.00 |
| | | | TOTAL SERVICES | \$16,188.00 |

HOURLY RATE

| | | |
|---------------------|------------------|--------------------|
| Rossi, Robert A. | 3.50 Hrs | \$1,837.50 |
| Bindler, Deborah H. | 0.20 Hrs | \$85.00 |
| Zoffinger, Richard | 9.40 Hrs | \$3,290.00 |
| Landzberg, Alan | 2.20 Hrs | \$1,078.00 |
| Longo, Kim M. | 15.20 Hrs | \$5,320.00 |
| Cook Jr., Wayne S. | 11.00 Hrs | \$4,510.00 |
| Solomon, Joel L. | 0.30 Hrs | \$67.50 |
| | <u>41.80 Hrs</u> | <u>\$16,188.00</u> |

WINDELS MARX LANE & MITTENDORF, LLP

Lehman Brothers Chapter 11 Bankruptcy

Re: Monument Issues

DISBURSEMENTS

Disbursements

Copying

| | |
|----------------------|----------|
| Reproduction | \$195.20 |
| Copying Totals | \$195.20 |
| <u>Local travel</u> | |
| Local Travel | \$74.28 |
| Local travel Totals | \$74.28 |
| Disbursements Totals | \$74.28 |
| TOTAL DISBURSEMENTS | \$269.48 |

| | |
|---------------|--------------------|
| INVOICE TOTAL | <u>\$16,457.48</u> |
|---------------|--------------------|

WINDELS MARX LANE & MITTENDORF, LLP

Lehman Brothers Chapter 11 Bankruptcy

Task Billing Summary Page

Re: Monument Issues

File Number 0303694-0002181

| | Previous <u>Billed</u> | Current <u>Bill</u> | <u>Total</u> |
|----------------------|---------------------------|------------------------|--------------|
| Asset Analysis | | 16,188.00 | 16,188.00 |
| Subtotals | | 16,188.00 | 16,188.00 |
| <u>Disbursements</u> | | | |
| Copying | | 195.20 | 195.20 |
| Local travel | | 74.28 | 74.28 |
| Subtotals | | 269.48 | 269.48 |
| Totals | | 16,457.48 | 16,457.48 |

WINDELS MARX LANE & MITTENDORF, LLP

156 WEST 56TH STREET
NEW YORK, NEW YORK 10019

June 18, 2009

Bill Number 64991

File Number 0303694-0002184

Lehman Brothers Chapter 11 Bankruptcy
1271 Avenue of the Americas - 46th Floor
New York, NY 10020

FEDERAL I.D. 13-2773235

**FOR PROFESSIONAL SERVICES RENDERED
FOR THE PERIOD**

May 1 through 31, 2009

Re: Moonlight Basin Enforcement

SERVICES

| <u>Date</u> | <u>Atty</u> | <u>Description</u> | <u>Time</u> | <u>Value</u> |
|-----------------------|-------------|---|-------------|--------------|
| <u>Asset Analysis</u> | | | | |
| 05/07/09 | WSC | Reviewed Senior counsel's misapplication of proceeds letter to Borrower; discussed letter with Mr. Nastasi. [001] | 0.70 Hrs | \$287.00 |
| 05/08/09 | WSC | Reviewed misapplication letter for Mezz loan; reviewed Ms. Kelban's email regarding cash management issues. [001] | 1.00 Hrs | \$410.00 |
| 05/11/09 | WSC | Reviewed Lehman comments to mis-application letter prepared by Latham and Watkins and reviewed Servicer comments to cash management process. [001] | 0.70 Hrs | \$287.00 |
| 05/12/09 | WSC | Reviewed latest draft of misapplication letter. [001] | 0.40 Hrs | \$164.00 |
| 05/14/09 | WSC | Reviewed final draft of Mezzanine mis-application letter [001] | 0.40 Hrs | \$164.00 |
| 05/15/09 | WSC | Telephone conference with local counsel and potential conflict. [001] | 0.40 Hrs | \$164.00 |
| 05/22/09 | WSC | Reviewed Borrower's comments to Forbearance Agreement. [001] | 1.50 Hrs | \$615.00 |
| 05/22/09 | WSC | Telephone conference with Mr. Nastasi regarding status of deal with Preservation Capital. [001] | 0.30 Hrs | \$123.00 |
| 05/28/09 | WSC | Telephone conference with Mr. Nastasi regarding status; reviewed notes to forbearance agreement. [001] | 0.30 Hrs | \$123.00 |
| Asset Analysis Totals | | | 5.70 Hrs | \$2,337.00 |

WINDELS MARX LANE & MITTENDORF, LLP

Lehman Brothers Chapter 11 Bankruptcy

TOTAL SERVICES \$2,337.00

HOURLY RATE

Cook Jr., Wayne S.

5.70 Hrs

\$2,337.00

5.70 Hrs

\$2,337.00

INVOICE TOTAL \$2,337.00

WINDELS MARX LANE & MITTENDORF, LLP

Lehman Brothers Chapter 11 Bankruptcy

Task Billing Summary Page

Re: Moonlight Basin Enforcement
File Number 0303694-0002184

| | Previous <u>Billed</u> | Current <u>Bill</u> | <u>Total</u> |
|----------------|---------------------------|------------------------|--------------|
| Asset Analysis | | 2,337.00 | 2,337.00 |
| Subtotals | | 2,337.00 | 2,337.00 |
| Totals | | 2,337.00 | 2,337.00 |

WINDELS MARX LANE & MITTENDORF, LLP

156 WEST 56TH STREET
NEW YORK, NEW YORK 10019

June 18, 2009

Bill Number 64980

File Number 0303694-0002185

Lehman Brothers Chapter 11 Bankruptcy
1271 Avenue of the Americas - 46th Floor
New York, NY 10020

FEDERAL I.D. 13-2773235

**FOR PROFESSIONAL SERVICES RENDERED
FOR THE PERIOD**

May 1 through 31, 2009

Re: Hudson Yards Enforcement

SERVICES

| <u>Date</u> | <u>Atty</u> | <u>Description</u> | <u>Time</u> | <u>Value</u> |
|-----------------------|-------------|--|-------------|--------------|
| <u>Asset Analysis</u> | | | | |
| 05/04/09 | TAB | Review correspondence from Mr. Osborne regarding questions relating to foreclosure process and appointment of receivers etc. in the event foreclosure commenced against parcel. [001] | 0.10 Hrs | \$49.50 |
| 05/04/09 | TAB | Correspondence to Messrs. Osborne and Horsfield regarding questions relating to foreclosure process and appointment of receivers. [001] | 0.10 Hrs | \$49.50 |
| 05/05/09 | TAB | Analysis of NY foreclosure regarding receivers, strict foreclosure and transfer taxes in foreclosure vs. deeds-in-lieu foreclosure. [001] | 2.00 Hrs | \$990.00 |
| 05/05/09 | TAB | Telephone conference with Messrs. Osborne and Horsfield regarding various methods of foreclosure and implementation of receivership of property pending foreclosure, deed-in-lieu transactions. [001] | 0.50 Hrs | \$247.50 |
| 05/05/09 | TAB | Correspondence to Messrs. Horsfield, Nastasi and Osborne regarding strict foreclosure and use of receivers in connection with rental of improvements. [001] | 0.60 Hrs | \$297.00 |
| 05/05/09 | TAB | Conference with Mr. Slama regarding strict foreclosure and use of receivers in connection with rental of improvements. [001] | 0.40 Hrs | \$198.00 |

WINDELS MARX LANE & MITTENDORF, LLP

Lehman Brothers Chapter 11 Bankruptcy

Re: Hudson Yards Enforcement

| <u>Date</u> | <u>Atty</u> | <u>Description</u> | <u>Time</u> | <u>Value</u> |
|-----------------------|-------------|---|----------------|--------------|
| 05/05/09 | MAS | Respond to client inquiries regarding enforcement of lien, receivership and collection of rental fund at premises. [001] | 0.40 Hrs | \$176.00 |
| 05/08/09 | TAB | Attention to reviewing environmental indemnity, loan agreement and conditional guaranty in connection with recourse liability for excessive remediation course. [001] | 1.00 Hrs | \$495.00 |
| 05/08/09 | TAB | Review files and correspondence to Mr. Horsfield regarding delivery of final execution forms of environmental indemnity loan agreement and conditional guaranty. [001] | 0.50 Hrs | \$247.50 |
| 05/08/09 | TAB | Correspondence to Messrs. Horsfield and Osborne regarding review of loan documents. [001] | 0.40 Hrs | \$198.00 |
| 05/08/09 | TAB | Additional telephone conference with Mr. Horsfield regarding guarantees and environmental indemnity in connection with mortgage loan documents. [001] | 0.10 Hrs | \$49.50 |
| 05/08/09 | TAB | Telephone conference with Messrs. Horsfield and Osborne regarding environmental indemnity provisions and recourse guaranty for excessive remediation costs provided for in loan documents. [001] | 0.30 Hrs | \$148.50 |
| Asset Analysis Totals | | | 6.40 Hrs | \$3,146.00 |
| | | | TOTAL SERVICES | \$3,146.00 |

HOURLY RATE

| | | | |
|--------------------|----------|------------|-------------------|
| Banahan, Thomas A. | 6.00 Hrs | \$2,970.00 | |
| Slama, Mark A. | 0.40 Hrs | \$176.00 | |
| | 6.40 Hrs | \$3,146.00 | |
| | | | INVOICE TOTAL |
| | | | <u>\$3,146.00</u> |

WINDELS MARK LANE & MITTENDORF, LLP

Lehman Brothers Chapter 11 Bankruptcy

Task Billing Summary Page

Re: Hudson Yards Enforcement
File Number 0303694-0002185

| | Previous <u>Billed</u> | Current <u>Bill</u> | <u>Total</u> |
|----------------|---------------------------|------------------------|--------------|
| Asset Analysis | | 3,146.00 | 3,146.00 |
| Subtotals | | 3,146.00 | 3,146.00 |
| Totals | | 3,146.00 | 3,146.00 |

WINDELS MARX LANE & MITTENDORF, LLP

156 WEST 56TH STREET
NEW YORK, NEW YORK 10019

June 18, 2009

Bill Number 64992

File Number 0303694-0002186

Lehman Brothers Chapter 11 Bankruptcy
1271 Avenue of the Americas - 46th Floor
New York, NY 10020

FEDERAL I.D. 13-2773235

**FOR PROFESSIONAL SERVICES RENDERED
FOR THE PERIOD**

May 1 through 31, 2009

Re: Island Global Yachting

SERVICES

| <u>Date</u> | <u>Atty</u> | <u>Description</u> | <u>Time</u> | <u>Value</u> |
|-----------------------|-------------|--|-----------------------|-------------------|
| <u>Asset Analysis</u> | | | | |
| 05/11/09 | RZ | Conference with Mr. Rossi in connection with joint venture partnership agreement. [001] | 0.50 Hrs | \$175.00 |
| 05/11/09 | RZ | Telephone conference with Lehman Brothers in connection with joint venture partnership agreement. [001] | 0.70 Hrs | \$245.00 |
| 05/12/09 | RZ | Review joint venture partnership agreement in connection with obligation fund additional capital and consequences of a failure to fund. [001] | 2.70 Hrs | \$945.00 |
| 05/13/09 | RAR | Telephone conference with Messrs. Rodriguez and Zoffinger regarding GP remedies upon default. [001] | 0.50 Hrs | \$262.50 |
| 05/13/09 | RZ | Review joint venture partnership agreement in connection with obligation fund additional capital and consequences of a failure to fund. [001] | 0.70 Hrs | \$245.00 |
| 05/13/09 | RZ | Conference call with Lehman on obligation fund additional capital and consequences of a failure to fund. [001] | 0.60 Hrs | \$210.00 |
| Asset Analysis Totals | | | 5.70 Hrs | \$2,082.50 |
| | | | TOTAL SERVICES | \$2,082.50 |

WINDELS MARX LANE & MITTENDORF, LLP

Lehman Brothers Chapter 11 Bankruptcy

Re: Island Global Yachting

HOURLY RATE

| | | |
|--------------------|-----------------|-------------------|
| Rossi, Robert A. | 0.50 Hrs | \$262.50 |
| Zoffinger, Richard | 5.20 Hrs | \$1,820.00 |
| | <u>5.70 Hrs</u> | <u>\$2,082.50</u> |

| | |
|---------------|-------------------|
| INVOICE TOTAL | <u>\$2,082.50</u> |
|---------------|-------------------|

WINDELS MARX LANE & MITTENDORF, LLP

Lehman Brothers Chapter 11 Bankruptcy

Task Billing Summary Page

Re: Island Global Yachting
File Number 0303694-0002186

| | Previous <u>Billed</u> | Current <u>Bill</u> | <u>Total</u> |
|----------------|---------------------------|------------------------|--------------|
| Asset Analysis | | 2,082.50 | 2,082.50 |
| Subtotals | | 2,082.50 | 2,082.50 |
| Totals | | 2,082.50 | 2,082.50 |

WINDELS MARX LANE & MITTENDORF, LLP

156 WEST 56TH STREET
NEW YORK, NEW YORK 10019

June 18, 2009

Bill Number 64993

File Number 0303694-0002187

Lehman Brothers Chapter 11 Bankruptcy
1271 Avenue of the Americas - 46th Floor
New York, NY 10020

FEDERAL I.D. 13-2773235

**FOR PROFESSIONAL SERVICES RENDERED
FOR THE PERIOD**

May 1 through 31, 2009

Re: Scout Issues

SERVICES

| <u>Date</u> | <u>Atty</u> | <u>Description</u> | <u>Time</u> | <u>Value</u> |
|-----------------------|-------------|---|-----------------------|-----------------|
| <u>Asset Analysis</u> | | | | |
| 05/28/09 | KML | Review emails between Lehman and Scout regarding Kelley House and Harbor View properties and contemporaneous conversations and emails regarding same. [001] | 0.50 Hrs | \$175.00 |
| 05/29/09 | KML | Review Kelley House joint venture agreement. [001] | 0.30 Hrs | \$105.00 |
| 05/29/09 | KML | Track down joint venture and loan documents for Kelley House and Harbor View and contemporaneous conversations and emails with Trimont regarding structure and status of Projects. [001] | 0.80 Hrs | \$280.00 |
| | | Asset Analysis Totals | 1.60 Hrs | \$560.00 |
| | | | TOTAL SERVICES | \$560.00 |

HOURLY RATE

| | | |
|---------------|----------|----------|
| Longo, Kim M. | 1.60 Hrs | \$560.00 |
| | 1.60 Hrs | \$560.00 |

WINDELS MARX LANE & MITTENDORF, LLP

Lehman Brothers Chapter 11 Bankruptcy

INVOICE TOTAL

\$560.00

WINDELS MARK LANE & MITTENDORF, LLP

Lehman Brothers Chapter 11 Bankruptcy

Task Billing Summary Page

Re: Scout Issues

File Number 0303694-0002187

| | Previous <u>Billed</u> | Current <u>Bill</u> | <u>Total</u> |
|----------------|---------------------------|------------------------|--------------|
| Asset Analysis | | 560.00 | 560.00 |
| Subtotals | | 560.00 | 560.00 |
| Totals | | 560.00 | 560.00 |

WINDELS MARX LANE & MITTENDORF, LLP

156 WEST 56TH STREET
NEW YORK, NEW YORK 10019

June 18, 2009

Bill Number 64994

File Number 0303694-0002190

Lehman Brothers Chapter 11 Bankruptcy
1271 Avenue of the Americas - 46th Floor
New York, NY 10020

FEDERAL I.D. 13-2773235

**FOR PROFESSIONAL SERVICES RENDERED
FOR THE PERIOD**

May 1 through 31, 2009

Re: Storage Deluxe

SERVICES

| <u>Date</u> | <u>Atty</u> | <u>Description</u> | <u>Time</u> | <u>Value</u> |
|-----------------------|-------------|--|-------------|-----------------|
| <u>Asset Analysis</u> | | | | |
| 05/26/09 | TAB | Attention to reviewing Shelton, CT facility loan documents including acquisition loan, building loan and project loan documents and title policies in connection with lien priority issues. [001] | 1.00 Hrs | \$495.00 |
| 05/26/09 | TAB | Correspondence to Messrs. Barry and Beckham (Trimont) regarding utilization of unfunded loan proceeds and priority among acquisition loan, building loan and project loan for Shelton, CT storage facility. [001] | 0.50 Hrs | \$247.50 |
| 05/26/09 | TAB | Review correspondence from Mr. Barry regarding questions relating to Connecticut lien law in regards to loan made for Shelton, CT storage facility. [001] | 0.10 Hrs | \$49.50 |
| | | Asset Analysis Totals | 1.60 Hrs | \$792.00 |
| | | TOTAL SERVICES | | \$792.00 |

WINDELS MARX LANE & MITTENDORF, LLP

Lehman Brothers Chapter 11 Bankruptcy

Re: Storage Deluxe

HOURLY RATE

Banahan, Thomas A.

1.60 Hrs

\$792.00

1.60 Hrs

\$792.00

INVOICE TOTAL

\$792.00

WINDELS MARX LANE & MITTENDORF, LLP

Lehman Brothers Chapter 11 Bankruptcy

Task Billing Summary Page

Re: Storage Deluxe

File Number 0303694-0002190

| | Previous <u>Billed</u> | Current <u>Bill</u> | <u>Total</u> |
|----------------|---------------------------|------------------------|--------------|
| Asset Analysis | | 792.00 | 792.00 |
| Subtotals | | 792.00 | 792.00 |
| Totals | | 792.00 | 792.00 |

WINDELS MARX LANE & MITTENDORF, LLP

156 WEST 56TH STREET
NEW YORK, NEW YORK 10019

June 19, 2009

Bill Number 64981

File Number 0303694-0002192

Lehman Brothers Chapter 11 Bankruptcy
1271 Avenue of the Americas - 46th Floor
New York, NY 10020

FEDERAL I.D. 13-2773235

**FOR PROFESSIONAL SERVICES RENDERED
FOR THE PERIOD**

May 1 through 31, 2009

Re: 25/45 Broad Street

SERVICES

| <u>Date</u> | <u>Atty</u> | <u>Description</u> | <u>Time</u> | <u>Value</u> |
|-----------------------|-------------|--|-------------|--------------|
| <u>Asset Analysis</u> | | | | |
| 05/01/09 | TAB | Correspondence to Mr. Brusco regarding revisions to response letter regarding Lehman's consent to withdrawal of offering plan as requested by Mr. Swig. [001] | 0.40 Hrs | \$198.00 |
| 05/01/09 | MAS | Multiple communications with client and counsel concerning consent to receivership; draft outline of same and pursuit of remedies. [001] | 0.80 Hrs | \$352.00 |
| 05/01/09 | SM | Telephone conference with counsel for Commercial Flooring Specialists. [001] | 0.10 Hrs | \$36.50 |
| 05/01/09 | SM | Drafted e-mail to Counsel for Commercial Flooring Specialists. [001] | 0.10 Hrs | \$36.50 |
| 05/04/09 | MAS | Draft and revise form of order and Stipulation with counsel. [001] | 0.40 Hrs | \$176.00 |
| 05/04/09 | MAS | Review and analysis of Notice of Pendency for Alpha Interiors, together with Arune and Counterclaim and attention to responding to foregoing. [001] | 0.60 Hrs | \$264.00 |
| 05/04/09 | MAS | Extensive negotiations with Swig's counsel to finalize receiver order and address consent to receiver and selection of Safeguard. [001] | 1.00 Hrs | \$440.00 |

WINDELS MARX LANE & MITTENDORF, LLP

Lehman Brothers Chapter 11 Bankruptcy

Re: 25/45 Broad Street

| <u>Date</u> | <u>Atty</u> | <u>Description</u> | <u>Time</u> | <u>Value</u> |
|-------------|-------------|--|-------------|--------------|
| 05/04/09 | LD | Attention to pleadings for Mr. Azer. [001] | 0.30 Hrs | \$51.00 |
| 05/04/09 | SM | Reviewed emails from Mr. Slama regarding communications with Swig's counsel. [001] | 0.10 Hrs | \$36.50 |
| 05/04/09 | SM | Reviewed e-mail from Mr. Thomas. [001] | 0.10 Hrs | \$36.50 |
| 05/04/09 | SM | Reviewed proposed revisions from counsel for Swig to draft receiver order. [001] | 0.20 Hrs | \$73.00 |
| 05/04/09 | SM | Reviewed e-mail from Mr. Brusco. [001] | 0.10 Hrs | \$36.50 |
| 05/05/09 | TAB | Conference with Mr. Mizrahi regarding summary of all guarantees for 25 Broad Street and 45 Broad Street loans requested by Mr. Brusco. [001] | 0.40 Hrs | \$198.00 |
| 05/05/09 | TAB | Review correspondence received from Mr. Rizvi regarding questions relating to status of loans and foreclosure proceedings for 25 Broad Street and 45 Broad Street. [001] | 0.20 Hrs | \$99.00 |
| 05/05/09 | TAB | Review loan documents and background information with respect to information requested by Mr. Rizvi and conference with Mr. Thomas regarding same. [001] | 1.20 Hrs | \$594.00 |
| 05/05/09 | M H | Filed reply to counterclaim filed by defendant Pinnacle Contractors of New York , Alpha Interiors, Commercial Flooring Specialists and Olympia Plumbing and Heating Corp. in New York County Clerk's Office [001] | 1.00 Hrs | \$175.00 |
| 05/05/09 | MAS | Extensive conference with Azer of Unsecured Creditor Committee and address litigation strategy issues. [001] | 0.50 Hrs | \$220.00 |
| 05/05/09 | MAS | Review of draft affirmation of Borrower 25 Broad and respond to same. [001] | 0.40 Hrs | \$176.00 |
| 05/05/09 | MAS | Draft and revise letter to court. [001] | 0.40 Hrs | \$176.00 |
| 05/05/09 | MAS | Negotiate, draft and revise stipulation, affidavits and related submission to court. [001] | 1.20 Hrs | \$528.00 |
| 05/05/09 | SM | Reviewed and analyzed answer from Seasons Industrial and drafted reply to same. [001] | 1.20 Hrs | \$438.00 |
| 05/05/09 | SM | Drafted letter to Judge Goodman. [001] | 0.60 Hrs | \$219.00 |
| 05/05/09 | SM | Drafted e-mails to and reviewed e-mails from Mr. Slama. [001] | 0.10 Hrs | \$36.50 |
| 05/05/09 | SM | Reviewed draft affirmations in support of motion for a receiver. [001] | 0.20 Hrs | \$73.00 |
| 05/05/09 | SM | Drafted stipulation for appointment of receiver for 25 Broad and made multiple revisions to same based upon negotiations with Swig's counsel. [001] | 1.80 Hrs | \$657.00 |
| 05/05/09 | SM | Revised proposed order appointing a receiver. [001] | 0.20 Hrs | \$73.00 |
| 05/05/09 | SM | Coordinate execution and delivery of various stipulations and affirmations for motion for receiver. [001] | 0.80 Hrs | \$292.00 |
| 05/05/09 | SM | Draft stipulation extending time to answer for 45 Broad. | 0.30 Hrs | \$109.50 |

WINDELS MARX LANE & MITTENDORF, LLP

Lehman Brothers Chapter 11 Bankruptcy

Re: 25/45 Broad Street

| <u>Date</u> | <u>Atty</u> | <u>Description</u> | <u>Time</u> | <u>Value</u> |
|-------------|-------------|--|-------------|--------------|
| | | [001] | | |
| 05/05/09 | SM | Drafted e-mails to and reviewed e-mails from Swig's counsel. [001] | 0.20 Hrs | \$73.00 |
| 05/05/09 | SM | Multiple telephone conferences with counsel for Swig and the Borrowers regarding negotiations of documents for motion for receiver. [001] | 1.30 Hrs | \$474.50 |
| 05/05/09 | SM | Drafted e-mail to Ms. Czervionke. [001] | 0.10 Hrs | \$36.50 |
| 05/05/09 | SM | Drafted e-mails to and reviewed e-mails from Mr. Banahan regarding guaranty summary. [001] | 0.10 Hrs | \$36.50 |
| 05/05/09 | SM | Drafted e-mails to and reviewed e-mails from Mr. Azer. [001] | 0.10 Hrs | \$36.50 |
| 05/05/09 | SM | Telephone call from Mr. Azer. [001] | 0.10 Hrs | \$36.50 |
| 05/05/09 | SM | Telephone conference with Mr. Banahan regarding guaranties. [001] | 0.10 Hrs | \$36.50 |
| 05/05/09 | SM | Telephone conference with Ms. Czervionke. [001] | 0.10 Hrs | \$36.50 |
| 05/06/09 | TAB | Review protective advance letter dated April 30, 2009 for \$47,000 CMA direct advance for utilities, union taxes, telecommunications etc. and conference with Mr. Slama regarding same. [001] | 0.30 Hrs | \$148.50 |
| 05/06/09 | M H | Answered motion calendar in Supreme Court, New York County [001] | 1.50 Hrs | \$262.50 |
| 05/06/09 | MAS | Review court notice and address submission to Justice Goodwin. [001] | 0.40 Hrs | \$176.00 |
| 05/06/09 | MAS | Review letter from Canali Retail and address supplement via letter to Judge Goodman to expedite entry of order; draft letter to Justice Goodwin. [001] | 1.00 Hrs | \$440.00 |
| 05/06/09 | SM | Reviewed emails from Mr. Brusco. [001] | 0.10 Hrs | \$36.50 |
| 05/06/09 | SM | Reviewed e-mail from Mr. Slama. [001] | 0.10 Hrs | \$36.50 |
| 05/06/09 | SM | Telephone calls from/to Mr. Carbone. [001] | 0.10 Hrs | \$36.50 |
| 05/06/09 | SM | Reviewed e-mail from Ms. Czervionke regarding guaranties. [001] | 0.10 Hrs | \$36.50 |
| 05/06/09 | SM | Telephone calls from/to Mr. Azer. [001] | 0.10 Hrs | \$36.50 |
| 05/06/09 | SM | Telephone call to Mr. Hudson regarding filing motion papers. [001] | 0.10 Hrs | \$36.50 |
| 05/06/09 | SM | Reviewed letter from tenant regarding lease issues due to building conditions. [001] | 0.10 Hrs | \$36.50 |
| 05/06/09 | SM | Drafted e-mails to and reviewed e-mails from Mr. McDermott. [001] | 0.10 Hrs | \$36.50 |
| 05/06/09 | SM | Reviewed e-mail from Mr. Hudson regarding filings with Court. [001] | 0.10 Hrs | \$36.50 |

WINDELS MARX LANE & MITTENDORF, LLP

Lehman Brothers Chapter 11 Bankruptcy

Re: 25/45 Broad Street

| <u>Date</u> | <u>Atty</u> | <u>Description</u> | <u>Time</u> | <u>Value</u> |
|-------------|-------------|---|-------------|--------------|
| 05/07/09 | MAS | Review protective advance notice and follow up on same. [001] | 0.20 Hrs | \$88.00 |
| 05/07/09 | MAS | Revise letter to Court and check Judge's rules regarding additional submissions. [001] | 0.40 Hrs | \$176.00 |
| 05/07/09 | SM | Reviewed Profile Builders' answer to cross claims by Olympia Plumbing. [001] | 0.10 Hrs | \$36.50 |
| 05/07/09 | SM | Reviewed Profile Builders' answer to cross claims by Lehman. [001] | 0.10 Hrs | \$36.50 |
| 05/07/09 | SM | Multiple redrafts of letter to Judge Goodman regarding Canali lease issues. [001] | 0.90 Hrs | \$328.50 |
| 05/07/09 | SM | Reviewed e-mail from Ms. Dubiago. [001] | 0.10 Hrs | \$36.50 |
| 05/07/09 | SM | Telephone conference with Mr. Azer. [001] | 0.10 Hrs | \$36.50 |
| 05/07/09 | SM | Reviewed mechanic's lien filing by Thyssenkrupp Elevator Corporation. [001] | 0.10 Hrs | \$36.50 |
| 05/07/09 | SM | Drafted e-mails to and reviewed e-mails from Ms. Czervionke. [001] | 0.10 Hrs | \$36.50 |
| 05/07/09 | SM | Drafted e-mails to and reviewed e-mails from Mr. Azer. [001] | 0.10 Hrs | \$36.50 |
| 05/08/09 | M H | Deliver letter to Judge Emily Goodman in Supreme Court, New York County (Two Trips) [001] | 2.00 Hrs | \$350.00 |
| 05/08/09 | MAS | Draft outline of opposition to motion. [001] | 0.70 Hrs | \$308.00 |
| 05/08/09 | MAS | Multiple communications with client and counsel concerning stipulated order and entry of receiver order and follow up with court concerning entry order. [001] | 1.50 Hrs | \$660.00 |
| 05/08/09 | MAS | Respond to client inquiries on CPLR 3213 motion against Swig. [001] | 0.40 Hrs | \$176.00 |
| 05/08/09 | LD | Prepare documents for delivery to client. [001] | 0.40 Hrs | \$68.00 |
| 05/08/09 | SM | Reviewed motion to consolidate three lawsuits and analyze with Mr. Slama. [001] | 0.40 Hrs | \$146.00 |
| 05/08/09 | SM | Telephone conference with Mr. Hudson. [001] | 0.10 Hrs | \$36.50 |
| 05/08/09 | SM | Drafted e-mails to and reviewed e-mails from Ms. Czervionke. [001] | 0.20 Hrs | \$73.00 |
| 05/08/09 | SM | Revised and finalized letter to Judge Goodman. [001] | 0.20 Hrs | \$73.00 |
| 05/08/09 | SM | Drafted e-mails to and reviewed e-mails from Mr. Brusco. [001] | 0.10 Hrs | \$36.50 |
| 05/08/09 | SM | Telephone conference with Messrs. Thomas and Slama regarding letter to Judge Goodman. [001] | 0.10 Hrs | \$36.50 |
| 05/08/09 | SM | Reviewed and analyzed 45 Broad guaranty at the request of Ms. Czervionke. [001] | 0.30 Hrs | \$109.50 |
| 05/08/09 | SM | Reviewed and analyzed mezzanine debt guaranties at the request of Ms. Czervionke. [001] | 0.50 Hrs | \$182.50 |
| 05/08/09 | SM | Drafted e-mails to and reviewed e-mails from Mr. Hudson | 0.20 Hrs | \$73.00 |

WINDELS MARX LANE & MITTENDORF, LLP

Lehman Brothers Chapter 11 Bankruptcy

Re: 25/45 Broad Street

| <u>Date</u> | <u>Atty</u> | <u>Description</u> | <u>Time</u> | <u>Value</u> |
|-------------|-------------|--|-------------|--------------|
| 05/11/09 | DAS | regarding letter to Judge Goodman. [001] | | |
| 05/11/09 | DAS | Attention to litigation matters and status of receiver motion; review e-mail correspondence with court. [001] | 0.20 Hrs | \$68.00 |
| 05/11/09 | MAS | Draft letter and address Canoli lease issues. [001] | 0.80 Hrs | \$352.00 |
| 05/11/09 | MAS | Review communication from court regarding motion and address response. [001] | 0.40 Hrs | \$176.00 |
| 05/11/09 | LD | Conference with Mr. Mizrahi regarding document for pleading board. [001] | 0.20 Hrs | \$34.00 |
| 05/11/09 | LD | Updated Pleading Board. [001] | 0.70 Hrs | \$119.00 |
| 05/11/09 | LD | Revised chart. [001] | 0.40 Hrs | \$68.00 |
| 05/11/09 | LD | Revised index. [001] | 0.20 Hrs | \$34.00 |
| 05/11/09 | SM | Telephone conference with Mr. Hudson regarding client request for Square Mile litigation documents. [001] | 0.10 Hrs | \$36.50 |
| 05/11/09 | SM | Reviewed court file in the Square Mile litigation at Lehman's request and drafted summary of the status of such litigation. [001] | 2.40 Hrs | \$876.00 |
| 05/11/09 | SM | Reviewed e-mail from Judge Goodman regarding motion. [001] | 0.10 Hrs | \$36.50 |
| 05/11/09 | SM | Drafted e-mails to and reviewed e-mails from Ms. Czervionke. [001] | 0.10 Hrs | \$36.50 |
| 05/11/09 | SM | Reviewed file and drafted memorandum summarizing status of the 25 Broad and 45 Broad actions from inception through today. [001] | 3.60 Hrs | \$1,314.00 |
| 05/11/09 | SM | Telephone conference with Mr. Brusco and Ms. Czervionke. [001] | 0.40 Hrs | \$146.00 |
| 05/12/09 | TAB | Review correspondence from Ms. Czervionke regarding Canali Lease and letter alleging defaults on part of landlord and correspondence to Ms. Czervionke regarding request for documentation. [001] | 0.20 Hrs | \$99.00 |
| 05/12/09 | TAB | Telephone conference with Messrs. Brusco, Slama, Mizrahi and McKee (Trimont) and Ms. Cverionke regarding claims asserted by Canali Retail, LLC lease for defaults on part of landlord and withholding of rent and discussions regarding litigation strategy relating to foreclosure and enforcement of guaranty against Mr. Swig. [001] | 1.80 Hrs | \$891.00 |
| 05/12/09 | MAS | Extensive strategy conference with client and Trimont and follow up concerning client's action list and additional investigation of claims. [001] | 1.80 Hrs | \$792.00 |
| 05/12/09 | MAS | Review and respond to client emails and inquiries. [001] | 0.60 Hrs | \$264.00 |

WINDELS MARX LANE & MITTENDORF, LLP

Lehman Brothers Chapter 11 Bankruptcy

Re: 25/45 Broad Street

| <u>Date</u> | <u>Atty</u> | <u>Description</u> | <u>Time</u> | <u>Value</u> |
|-------------|-------------|--|-------------|--------------|
| 05/12/09 | LD | Attention to pleading board for 45 Broad Street. [001] | 0.40 Hrs | \$68.00 |
| 05/12/09 | LD | Attention to 25 Broad street pleading boards. [001] | 1.90 Hrs | \$323.00 |
| 05/12/09 | LD | Correspondence to client regarding delivery of documents. [001] | 0.50 Hrs | \$85.00 |
| 05/12/09 | SM | Lengthy telephone conference with client regarding Canali lease issues and settlement strategies. [001] | 1.80 Hrs | \$657.00 |
| 05/12/09 | SM | Drafted stipulation resolving the motion for a receiver. [001] | 1.40 Hrs | \$511.00 |
| 05/12/09 | SM | Drafted affidavit of financial condition of Kent Swig. [001] | 1.20 Hrs | \$438.00 |
| 05/12/09 | SM | Drafted e-mails to and reviewed e-mails from Mr. Kamrat from Hoffmann Architects. [001] | 0.10 Hrs | \$36.50 |
| 05/12/09 | SM | Telephone conference with Mr. Brusco. [001] | 0.10 Hrs | \$36.50 |
| 05/12/09 | SM | Reviewed Canali lease regarding allegations in default letter. [001] | 1.80 Hrs | \$657.00 |
| 05/12/09 | SM | Drafted e-mails to and reviewed e-mails from Mr. Slama. [001] | 0.10 Hrs | \$36.50 |
| 05/12/09 | SM | Reviewed emails from Mr. McKee. [001] | 0.10 Hrs | \$36.50 |
| 05/12/09 | SM | Reviewed emails from Ms. Czervionke. [001] | 0.10 Hrs | \$36.50 |
| 05/13/09 | MAS | Multiple communications with Court and counsel regarding receiver and receiver order and additional items from inclusion in Order. [001] | 1.40 Hrs | \$616.00 |
| 05/13/09 | MAS | Conference with Mr. Azer of Unsecured Credit Committee regarding status of receiver matter and respond to his inquiries. [001] | 0.40 Hrs | \$176.00 |
| 05/13/09 | MAS | Conference with receiver regarding duties, scope of order and responsibilities and compliance with same. [001] | 0.50 Hrs | \$220.00 |
| 05/13/09 | JJT | Conference with building superintendent and Canali representation. [001] | 1.00 Hrs | \$700.00 |
| 05/13/09 | JJT | Attend walk-through at property to determine need to comply with physical issues and conference with Messrs. Brusco and Wilson and Ms. Czervionke regarding same. [001] | 2.00 Hrs | \$1,400.00 |
| 05/13/09 | SM | Telephone conference with Justice Goodman's law clerk regarding the receiver motion. [001] | 0.10 Hrs | \$36.50 |
| 05/13/09 | SM | Drafted e-mails to and reviewed e-mails from Mr. Thomas regarding status of motion. [001] | 0.10 Hrs | \$36.50 |
| 05/13/09 | SM | Conducted research for opposition to motion to consolidate actions under CPLR 602. [001] | 4.70 Hrs | \$1,715.50 |
| 05/13/09 | SM | Telephone conference with Mr. Gagliano regarding receivership. [001] | 0.10 Hrs | \$36.50 |
| 05/13/09 | SM | Drafted e-mail to Mr. Hudson regarding execution of | 0.10 Hrs | \$36.50 |

WINDELS MARX LANE & MITTENDORF, LLP

Lehman Brothers Chapter 11 Bankruptcy

Re: 25/45 Broad Street

| <u>Date</u> | <u>Atty</u> | <u>Description</u> | <u>Time</u> | <u>Value</u> |
|-------------|-------------|---|-------------|--------------|
| | | receiver order. [001] | | |
| 05/13/09 | SM | Drafted e-mails to and reviewed e-mails from Justice Goodman's law clerk regarding receiver motion. [001] | 0.20 Hrs | \$73.00 |
| 05/13/09 | SM | Drafted e-mails to and reviewed e-mails from Mr. Slama regarding bank for receiver. [001] | 0.10 Hrs | \$36.50 |
| 05/13/09 | SM | Drafted letter to Justice Goodman regarding proposed stipulation to resolve motion. [001] | 0.40 Hrs | \$146.00 |
| 05/14/09 | MAS | Communications with receiver concerning order and duties as well as multiple communications with client concerning remediation at property and collection of rent. [001] | 1.20 Hrs | \$528.00 |
| 05/14/09 | SM | Drafted e-mails to and reviewed e-mails from Ms. Czervionke. [001] | 0.10 Hrs | \$36.50 |
| 05/14/09 | SM | Drafted e-mails to and reviewed e-mails from Mr. Kamrat from Hoffmann Architects. [001] | 0.10 Hrs | \$36.50 |
| 05/14/09 | SM | Drafted e-mail to Mr. Azer regarding status. [001] | 0.10 Hrs | \$36.50 |
| 05/14/09 | SM | Reviewed 25 Broad's answer to European Contracting's cross claims. [001] | 0.20 Hrs | \$73.00 |
| 05/14/09 | SM | Drafted e-mail to Mr. Brusco regarding order appointing a receiver. [001] | 0.10 Hrs | \$36.50 |
| 05/14/09 | SM | Drafted e-mails to and reviewed emails from Justice Goodman's law clerk. [001] | 0.10 Hrs | \$36.50 |
| 05/14/09 | SM | Reviewed Square Mile complaint and drafted a detailed summary of the allegations contained therein. [001] | 1.60 Hrs | \$584.00 |
| 05/14/09 | SM | Reviewed e-mail from Mr. McKee. [001] | 0.10 Hrs | \$36.50 |
| 05/14/09 | SM | Drafted e-mail to Mr. Gagliano. [001] | 0.10 Hrs | \$36.50 |
| 05/14/09 | SM | Telephone conference with Mr. Gagliano. [001] | 0.10 Hrs | \$36.50 |
| 05/14/09 | SM | Telephone conference with Mr. Hudson regarding receiver order. [001] | 0.10 Hrs | \$36.50 |
| 05/15/09 | MAS | Review and analysis of order for receiver and communicate terms with receiver. [001] | 0.80 Hrs | \$352.00 |
| 05/15/09 | MAS | Participate in multiple conference calls with Lehman and receivers. [001] | 1.20 Hrs | \$528.00 |
| 05/15/09 | SM | Drafted e-mail to Mr. Azer. [001] | 0.10 Hrs | \$36.50 |
| 05/15/09 | SM | Drafted e-mails to and reviewed e-mails from Mr. Gagliano regarding posting bond. [001] | 0.10 Hrs | \$36.50 |
| 05/15/09 | SM | Reviewed order appointing a receiver. [001] | 0.10 Hrs | \$36.50 |
| 05/15/09 | SM | Drafted e-mail to Mr. McKee regarding receivership. [001] | 0.10 Hrs | \$36.50 |
| 05/15/09 | SM | Telephone conference with Mr. Hudson. [001] | 0.10 Hrs | \$36.50 |

WINDELS MARX LANE & MITTENDORF, LLP

Lehman Brothers Chapter 11 Bankruptcy

Re: 25/45 Broad Street

| <u>Date</u> | <u>Atty</u> | <u>Description</u> | <u>Time</u> | <u>Value</u> |
|-------------|-------------|---|-------------|--------------|
| 05/18/09 | MAS | Review and respond to client issues concerning receiver order, duties and powers of receiver as well as multiple communications with receiver concerning bond accounts, engagement of professional and other responsibilities. [001] | 1.80 Hrs | \$792.00 |
| 05/18/09 | SM | Analyzed answer and counterclaims of Seasons Industrial and drafted reply to counterclaims. [001] | 0.80 Hrs | \$292.00 |
| 05/18/09 | SM | Commenced drafting opposition papers to motion to consolidate. [001] | 1.70 Hrs | \$620.50 |
| 05/18/09 | SM | Telephone conference with Ms. Czervionke regarding guaranties. [001] | 0.10 Hrs | \$36.50 |
| 05/18/09 | SM | Telephone conference with counsel for Amendola Marble. [001] | 0.30 Hrs | \$109.50 |
| 05/18/09 | SM | Telephone call to counsel for Nova Development regarding motion to consolidate. [001] | 0.10 Hrs | \$36.50 |
| 05/18/09 | SM | Drafted e-mail to Mr. Azer. [001] | 0.10 Hrs | \$36.50 |
| 05/19/09 | TAB | Conference with Mr. Mizrahi regarding response letter of Mr. Brusco to Mr. Swig regarding abandonment of plan. [001] | 0.20 Hrs | \$99.00 |
| 05/19/09 | M H | Filed reply to counterclaim of defendant Seasons Industrial Contracting Corp. in New York County Clerk's Office [001] | 1.00 Hrs | \$175.00 |
| 05/19/09 | MAS | Review and revise stipulation regarding mechanic's liens and follow-up on abandonment issue; communicate with receiver. [001] | 0.60 Hrs | \$264.00 |
| 05/19/09 | LD | Attention to 45 Broad Pleading Board. [001] | 0.50 Hrs | \$85.00 |
| 05/19/09 | SM | Telephone conference with counsel for Nova Development. [001] | 0.20 Hrs | \$73.00 |
| 05/19/09 | SM | Telephone conference with Ms. Czervionke. [001] | 0.10 Hrs | \$36.50 |
| 05/19/09 | SM | Reviewed e-mail from Mr. Banahan. [001] | 0.10 Hrs | \$36.50 |
| 05/19/09 | SM | Drafted e-mails to and reviewed e-mails from counsel for Nova Development. [001] | 0.10 Hrs | \$36.50 |
| 05/19/09 | SM | Drafted e-mail to Ms. Czervionke. [001] | 0.10 Hrs | \$36.50 |
| 05/19/09 | SM | Prepared chart analyzing status of pleadings and cross claims. [001] | 2.40 Hrs | \$876.00 |
| 05/20/09 | MAS | Draft opposition to motion to consolidate actions with lienholder claims. [001] | 1.00 Hrs | \$440.00 |
| 05/20/09 | MAS | Strategy conference with client regarding receiver order and review provisions of same to respond to inquiries. [001] | 0.70 Hrs | \$308.00 |

WINDELS MARX LANE & MITTENDORF, LLP

Lehman Brothers Chapter 11 Bankruptcy

Re: 25/45 Broad Street

| <u>Date</u> | <u>Atty</u> | <u>Description</u> | <u>Time</u> | <u>Value</u> |
|-------------|-------------|--|-------------|--------------|
| 05/20/09 | SM | Reviewed loan documents for information requested by the receiver. [001] | 0.70 Hrs | \$255.50 |
| 05/20/09 | SM | Continued researching and analyzing cases under the Lien Law for opposition to motion to consolidate. [001] | 3.80 Hrs | \$1,387.00 |
| 05/20/09 | SM | Continued drafting and revising opposition papers to motion to consolidate. [001] | 2.80 Hrs | \$1,022.00 |
| 05/20/09 | SM | Drafted e-mails to and reviewed e-mails from Mr. Steinvurzel. [001] | 0.10 Hrs | \$36.50 |
| 05/20/09 | SM | Drafted e-mails to and reviewed e-mails from Mr. Kamrat from Hoffmann Architects. [001] | 0.10 Hrs | \$36.50 |
| 05/20/09 | SM | Telephone conferences with the receiver (multiple). [001] | 0.30 Hrs | \$109.50 |
| 05/20/09 | SM | Telephone conference with Mr. Azer. [001] | 0.20 Hrs | \$73.00 |
| 05/20/09 | SM | Reviewed order dismissing Nova's claims against 25 Broad, LLC. [001] | 0.10 Hrs | \$36.50 |
| 05/21/09 | MAS | Review and analysis of action list by receiver and respond to receiver's numerous inquiries. [001] | 0.70 Hrs | \$308.00 |
| 05/21/09 | MAS | Review tenant notices and respond to inquiries regarding Canali. [001] | 0.50 Hrs | \$220.00 |
| 05/21/09 | SM | Telephone conference with receiver. [001] | 0.20 Hrs | \$73.00 |
| 05/21/09 | SM | Drafted e-mails to and reviewed e-mails from Mr. Azer regarding motion to consolidate. [001] | 0.10 Hrs | \$36.50 |
| 05/21/09 | SM | Drafted and revised memorandum of law in opposition to motion to consolidate. [001] | 4.60 Hrs | \$1,679.00 |
| 05/21/09 | SM | Revised affirmation in opposition to motion to consolidate. [001] | 1.20 Hrs | \$438.00 |
| 05/21/09 | SM | Conducted additional research for opposition to motion to consolidate. [001] | 0.70 Hrs | \$255.50 |
| 05/21/09 | SM | Telephone conference with counsel for Nova Development. [001] | 0.30 Hrs | \$109.50 |
| 05/21/09 | SM | Telephone conference with counsel for 25 Broad, LLC in the action commenced by Nova Development. [001] | 0.10 Hrs | \$36.50 |
| 05/21/09 | SM | Telephone conference with Mr. Slama regarding arguments in opposition to motion to consolidate. [001] | 0.30 Hrs | \$109.50 |
| 05/22/09 | MAS | Draft, revise and finalize opposition to consolidation motion by lienholders including memo of law and affidavit concerning memo. [001] | 2.80 Hrs | \$1,232.00 |

WINDELS MARX LANE & MITTENDORF, LLP

Lehman Brothers Chapter 11 Bankruptcy

Re: 25/45 Broad Street

| <u>Date</u> | <u>Atty</u> | <u>Description</u> | <u>Time</u> | <u>Value</u> |
|-------------|-------------|--|-------------|--------------|
| 05/22/09 | LD | Draft correspondence regarding distribution of motion. [001] | 2.70 Hrs | \$459.00 |
| 05/22/09 | SM | Drafted e-mails to and reviewed e-mails from Mr. Azer. [001] | 0.10 Hrs | \$36.50 |
| 05/22/09 | SM | Telephone conference with Mr. Azer. [001] | 0.20 Hrs | \$73.00 |
| 05/22/09 | SM | Researched, reviewed and analyzed cases from Mr. Azer for incorporation into motion. [001] | 1.60 Hrs | \$584.00 |
| 05/22/09 | SM | Telephone conferences with Mr. Slama regarding motion papers. [001] | 0.40 Hrs | \$146.00 |
| 05/22/09 | SM | Telephone conference with Mr. Steinvurzel. [001] | 0.20 Hrs | \$73.00 |
| 05/22/09 | SM | Drafted e-mails to and reviewed e-mails from Mr. Slama. [001] | 0.10 Hrs | \$36.50 |
| 05/22/09 | SM | Revised and finalize opposition papers to motion to consolidate. [001] | 3.30 Hrs | \$1,204.50 |
| 05/23/09 | SM | Reviewed e-mail from Mr. Agusta. [001] | 0.10 Hrs | \$36.50 |
| 05/26/09 | SM | Drafted e-mails to and reviewed e-mails from Mr. Hudson regarding filing of opposition papers to motion to consolidate. [001] | 0.10 Hrs | \$36.50 |
| 05/26/09 | SM | Telephone conferences with counsel for Nova Development Group regarding settlement discussions (multiple). [001] | 0.40 Hrs | \$146.00 |
| 05/26/09 | SM | Reviewed file and emailed requested information to receiver. [001] | 0.30 Hrs | \$109.50 |
| 05/26/09 | SM | Telephone conference with the receiver regarding contract deposits for unit purchasers. [001] | 0.30 Hrs | \$109.50 |
| 05/26/09 | SM | Prepared case status update for Mr. Brusco. [001] | 0.80 Hrs | \$292.00 |
| 05/26/09 | SM | Telephone conference with receiver regarding bond status and need for any work from Nova Develoment. [001] | 0.20 Hrs | \$73.00 |
| 05/27/09 | TAB | Review correspondence from Mr. Mizrahi regarding request of Nova Development (asbestos abatement contract) for discounted payoff of mechanic's lien and status of submission of answer on behalf of 25 Broad LLC and pending expiration of temporary certificate of occupancy. [001] | 0.20 Hrs | \$99.00 |
| 05/27/09 | MAS | Follow up concerning answer and gather information concerning response to client's inquiries. [001] | 0.30 Hrs | \$132.00 |

WINDELS MARX LANE & MITTENDORF, LLP

Lehman Brothers Chapter 11 Bankruptcy

Re: 25/45 Broad Street

| <u>Date</u> | <u>Atty</u> | <u>Description</u> | <u>Time</u> | <u>Value</u> |
|-------------|-------------|--|-------------|--------------|
| 05/27/09 | SM | Telephone conference with Mr. Brusco regarding case status. [001] | 0.30 Hrs | \$109.50 |
| 05/27/09 | SM | Reviewed receiver's bond. [001] | 0.10 Hrs | \$36.50 |
| 05/27/09 | SM | Drafted e-mails to and reviewed e-mails from receiver. [001] | 0.10 Hrs | \$36.50 |
| 05/28/09 | MAS | Communications with counsel concerning answer and affidavit of financial conditions. [001] | 0.40 Hrs | \$176.00 |
| 05/28/09 | MAS | Review and analysis of answer and counterclaims interposed in action and address reply to same. [001] | 1.10 Hrs | \$484.00 |
| 05/28/09 | SM | Reviewed e-mail from Mr. Kaminsky. [001] | 0.10 Hrs | \$36.50 |
| 05/28/09 | SM | Reviewed e-mail from Mr. Hudson regarding motion to consolidate. [001] | 0.10 Hrs | \$36.50 |
| 05/28/09 | SM | Drafted e-mail to Mr. Brusco. [001] | 0.10 Hrs | \$36.50 |
| 05/28/09 | SM | Telephone conference with counsel for Nova Development. [001] | 0.10 Hrs | \$36.50 |
| 05/28/09 | SM | Reviewed fully executed bond. [001] | 0.10 Hrs | \$36.50 |
| 05/28/09 | SM | Reviewed e-mail from receiver. [001] | 0.10 Hrs | \$36.50 |
| 05/28/09 | SM | Initial review of lengthy answer of Swig. [001] | 0.20 Hrs | \$73.00 |
| 05/28/09 | SM | Drafted e-mails to and reviewed e-mails from Mr. Thomas regarding answer of 25 Broad. [001] | 0.10 Hrs | \$36.50 |
| 05/29/09 | TAB | Review files with respect to submissions relating to local law 11 for building facade inspection and extension of TCO and fees of JAM Consultants relating to same. [001] | 0.30 Hrs | \$148.50 |
| 05/29/09 | TAB | Review correspondence from Messrs. Mizrahi and Marshall regarding additional fees required to be paid to JAM Consultants in connection with TCO extension. [001] | 0.10 Hrs | \$49.50 |
| 05/29/09 | TAB | Prepare new final lien waiver for JAM Consultants. [001] | 0.40 Hrs | \$198.00 |
| 05/29/09 | TAB | Telephone conference with Mr. Marshall (Trimont) and Mr. Mizrahi regarding final lien waiver and fees due JAM Consultants for obtaining TCO. [001] | 0.20 Hrs | \$99.00 |
| 05/29/09 | M H | Answered motion calendar in Submission Part,. Supreme Court New York County and submitted opposition papers to motion to consolidate actions [001] | 2.00 Hrs | \$350.00 |
| 05/29/09 | MAS | Review and revise reply to counterclaims interposed. [001] | 0.40 Hrs | \$176.00 |

WINDELS MARX LANE & MITTENDORF, LLP

Lehman Brothers Chapter 11 Bankruptcy

Re: 25/45 Broad Street

| <u>Date</u> | <u>Atty</u> | <u>Description</u> | <u>Time</u> | <u>Value</u> |
|-----------------------|-------------|--|----------------|--------------|
| 05/29/09 | SM | Reviewed and analyzed lengthy answer and counterclaims of Kent Swig and drafted and revised detailed reply to same. [001] | 5.70 Hrs | \$2,080.50 |
| 05/29/09 | SM | Telephone call from Mr. Kamrat at Hoffmann Architects. [001] | 0.10 Hrs | \$36.50 |
| 05/29/09 | SM | Drafted Notice of entry of receiver order. [001] | 0.20 Hrs | \$73.00 |
| 05/29/09 | SM | Reviewed entered order regarding receiver appointment. [001] | 0.10 Hrs | \$36.50 |
| 05/29/09 | SM | Drafted e-mail to Mr. Azer. [001] | 0.10 Hrs | \$36.50 |
| 05/29/09 | SM | Reviewed file regarding payment negotiated with Jam Consulting for expediting certificate of occupancy. [001] | 0.10 Hrs | \$36.50 |
| 05/29/09 | SM | Drafted letter to all parties regarding notice of entry. [001] | 0.10 Hrs | \$36.50 |
| 05/29/09 | SM | Drafted e-mails to and reviewed e-mails from Ms. Dobson regarding status update. [001] | 0.20 Hrs | \$73.00 |
| 05/29/09 | SM | Drafted e-mails to and reviewed e-mails from Mr. Marshalls. [001] | 0.10 Hrs | \$36.50 |
| 05/29/09 | SM | Reviewed e-mail from Mr. Banahan. [001] | 0.10 Hrs | \$36.50 |
| 05/29/09 | SM | Telephone conference with Mr. Marshalls from Trimont. [001] | 0.10 Hrs | \$36.50 |
| Asset Analysis Totals | | | 127.20 Hrs | \$47,368.50 |
| | | | TOTAL SERVICES | \$47,368.50 |

HOURLY RATE

| | | |
|----------------------|------------------|-------------------|
| Stevinson, Douglas A | 0.20 Hrs | \$68.00 |
| Banahan, Thomas A. | 5.90 Hrs | \$2,920.50 |
| Hudson, Michael | 7.50 Hrs | \$1,312.50 |
| Slama, Mark A. | 29.30 Hrs | \$12,892.00 |
| Thomas, James J. | 3.00 Hrs | \$2,100.00 |
| Dubiago, Lana | 8.20 Hrs | \$1,394.00 |
| Mizrahi, Samuel | 73.10 Hrs | \$26,681.50 |
| | <hr/> 127.20 Hrs | <hr/> \$47,368.50 |

WINDELS MARX LANE & MITTENDORF, LLP

Lehman Brothers Chapter 11 Bankruptcy

Re: 25/45 Broad Street

DISBURSEMENTS

Disbursements

Copying

| | |
|----------------|------------|
| Reproduction | \$1,247.40 |
| Copying Totals | \$1,247.40 |

Online research

| | |
|------------------------|----------|
| Lexis/Westlaw Research | \$175.30 |
| Online research Totals | \$175.30 |

Local travel

| | |
|---------------------|---------|
| Local Travel | \$10.00 |
| Local travel Totals | \$10.00 |

Meals

| | |
|-----------------------------|---------|
| Conference/Meeting Expenses | \$46.55 |
| Meals Totals | \$46.55 |

Other

| | |
|----------------|---------|
| Staff Overtime | \$55.00 |
| Other Totals | \$55.00 |

| | |
|----------------------|---------|
| Disbursements Totals | \$55.00 |
|----------------------|---------|

| | |
|---------------------|------------|
| TOTAL DISBURSEMENTS | \$1,534.25 |
|---------------------|------------|

| | |
|---------------|--------------------|
| INVOICE TOTAL | <u>\$48,902.75</u> |
|---------------|--------------------|

WINDELS MARX LANE & MITTENDORF, LLP

Lehman Brothers Chapter 11 Bankruptcy

Task Billing Summary Page

Re: 25/45 Broad Street
File Number 0303694-0002192

| | Previous <u>Billed</u> | Current <u>Bill</u> | <u>Total</u> |
|----------------------|---------------------------|------------------------|--------------|
| Asset Analysis | | 47,368.50 | 47,368.50 |
| Subtotals | | 47,368.50 | 47,368.50 |
| <u>Disbursements</u> | | | |
| Copying | | 1,247.40 | 1,247.40 |
| Online research | | 175.30 | 175.30 |
| Local travel | | 10.00 | 10.00 |
| Meals | | 46.55 | 46.55 |
| Other | | 55.00 | 55.00 |
| Subtotals | | 1,534.25 | 1,534.25 |
| Totals | | 48,902.75 | 48,902.75 |

WINDELS MARX LANE & MITTENDORF, LLP

156 WEST 56TH STREET
NEW YORK, NEW YORK 10019

June 18, 2009

Bill Number 64995

File Number 0303694-0002193

Lehman Brothers Chapter 11 Bankruptcy
1271 Avenue of the Americas - 46th Floor
New York, NY 10020

FEDERAL I.D. 13-2773235

**FOR PROFESSIONAL SERVICES RENDERED
FOR THE PERIOD**

May 1 through 31, 2009

Re: RFR - Continental Bayside Hotel

SERVICES

| <u>Date</u> | <u>Atty</u> | <u>Description</u> | <u>Time</u> | <u>Value</u> |
|-----------------------|-------------|---|-------------|--------------|
| <u>Asset Analysis</u> | | | | |
| 05/04/09 | TAB | Correspondence to Mr. Brusco regarding meeting with RFR representatives and review correspondence from Mr. Brusco regarding attendees and place and location for meeting to discuss workout. [001] | 0.10 Hrs | \$49.50 |
| 05/04/09 | TAB | Review correspondence from Mr. Brusco regarding availability for meeting with representatives of RFR to discuss restructure. [001] | 0.10 Hrs | \$49.50 |
| 05/06/09 | TAB | Review files in preparation for meeting with representatives of RFR and Lehman to discuss workout. [001] | 0.20 Hrs | \$99.00 |
| 05/06/09 | TAB | Attend meeting at Lehman Brothers with Messrs. Brown, Mangiere and Pattiz of RFR, Mr. Brusco of Lehman and Mr. Thomas to discuss workout of loan. [001] | 0.50 Hrs | \$247.50 |
| 05/06/09 | JJT | Attention to files in connection with preparation for meeting with Lehman and RFR representatives regarding workout. [001] | 0.30 Hrs | \$210.00 |
| 05/06/09 | JJT | Conference with Messrs. Brown, Mangiere and Pattiz of RFR, Mr. Brusco of Lehman and Mr. Banahan regarding workout of loan. [001] | 0.50 Hrs | \$350.00 |

WINDELS MARX LANE & MITTENDORF, LLP

Lehman Brothers Chapter 11 Bankruptcy

Re: RFR - Continental Bayside Hotel

| <u>Date</u> | <u>Atty</u> | <u>Description</u> | <u>Time</u> | <u>Value</u> |
|-------------|-------------|---|-------------|--------------|
| 05/14/09 | TAB | Telephone conference with Mr. Pattiz regarding response to workout proposal and request for 30 day adjournment of May 26th return dates in two foreclosure actions. [001] | 0.20 Hrs | \$99.00 |
| 05/14/09 | TAB | Correspondence to Mr. Brusco regarding request for foreclosure adjournments and Lehman response to workout proposal from RFR. [001] | 0.10 Hrs | \$49.50 |
| 05/14/09 | TAB | telephone conference with Mr. Brusco regarding conference with Mr. Pattiz. [001] | 0.10 Hrs | \$49.50 |
| 05/15/09 | TAB | Telephone conference with Mr. Woodbury regarding terms and conditions for 30 day adjournment of foreclosure action. [001] | 0.10 Hrs | \$49.50 |
| 05/15/09 | TAB | Review correspondence from Mr. Brusco regarding terms and conditions for 30 day adjournment of foreclosure action. [001] | 0.20 Hrs | \$99.00 |
| 05/18/09 | TAB | Telephone conference with Mr. Brusco and Ms. Czervionke regarding adjournment of foreclosure action and additional documentation materials to be provided by RFR. [001] | 0.10 Hrs | \$49.50 |
| 05/18/09 | TAB | Correspondence to Mr. Pattiz regarding conditions for 30 day adjournment and additional documents required to be delivered by RFR to LBHI. [001] | 0.10 Hrs | \$49.50 |
| 05/18/09 | TAB | Telephone conference with Mr. Woodbury regarding conditions for 30 day adjournment of foreclosure action. [001] | 0.10 Hrs | \$49.50 |
| 05/18/09 | TAB | Telephone conference with Mr. Brusco regarding terms and conditions of 30 day adjournment of foreclosure action. [001] | 0.20 Hrs | \$99.00 |
| 05/18/09 | TAB | Review correspondence from Mr. Woodbury to Ms. Halperin regarding submission of motion for installation of receiver for building notwithstanding 30 day adjournment of foreclosure action. [001] | 0.10 Hrs | \$49.50 |
| 05/21/09 | TAB | Review correspondence from Mr. Mangieri of RFR regarding documentation required as condition to adjournment of foreclosure action; [001] | 0.10 Hrs | \$49.50 |
| 05/21/09 | TAB | Telephone conference with Mr. Brusco regarding correspondence from Mr. Mangieri of RFR. [001] | 0.10 Hrs | \$49.50 |
| 05/22/09 | TAB | Telephone conference with Mr. Woodbury regarding confirmation of two week adjournment of return date in foreclosure action. [001] | 0.10 Hrs | \$49.50 |
| 05/22/09 | TAB | Telephone conference with Messrs. Pattiz and Brusco regarding consensual agreement for appointment of | 0.10 Hrs | \$49.50 |

WINDELS MARX LANE & MITTENDORF, LLP

Lehman Brothers Chapter 11 Bankruptcy

Re: RFR - Continental Bayside Hotel

| <u>Date</u> | <u>Atty</u> | <u>Description</u> | <u>Time</u> | <u>Value</u> |
|-------------|-------------|---|----------------|--------------|
| | | receiver for property in connection with foreclosure action. [001] | | |
| 05/22/09 | TAB | Review correspondence from Mr. Pattiz regarding adjournment of return date in foreclosure action. [001] | 0.10 Hrs | \$49.50 |
| 05/22/09 | TAB | Telephone conference with Mr. Brusco regarding adjournment of return date in foreclosure action. [001] | 0.10 Hrs | \$49.50 |
| 05/22/09 | TAB | Telephone conference with Messrs. Woodbury and Brusco regarding consensual agreement for appointment of receiver for property in connection with foreclosure action. [001] | 0.10 Hrs | \$49.50 |
| | | Asset Analysis Totals | 3.70 Hrs | \$1,995.50 |
| | | | TOTAL SERVICES | \$1,995.50 |

HOURLY RATE

| | | |
|--------------------|-----------------|-------------------|
| Banahan, Thomas A. | 2.90 Hrs | \$1,435.50 |
| Thomas, James J. | 0.80 Hrs | \$560.00 |
| | <u>3.70 Hrs</u> | <u>\$1,995.50</u> |

DISBURSEMENTS

Disbursements

Copying

| | |
|----------------|---------|
| Reproduction | \$11.00 |
| Copying Totals | \$11.00 |

Telephone

| | |
|------------------|--------|
| Telephone | \$1.50 |
| Telephone Totals | \$1.50 |

Online research

| | |
|------------------------|---------|
| Lexis/Westlaw Research | \$18.47 |
| Online research Totals | \$18.47 |
| Disbursements Totals | \$18.47 |

TOTAL DISBURSEMENTS \$30.97

WINDELS MARX LANE & MITTENDORF, LLP

Lehman Brothers Chapter 11 Bankruptcy

INVOICE TOTAL

\$2,026.47

WINDELS MARX LANE & MITTENDORF, LLP

Lehman Brothers Chapter 11 Bankruptcy

Task Billing Summary Page

Re: RFR - Continental Bayside Hotel
File Number 0303694-0002193

| | <u>Previous Billed</u> | <u>Current Bill</u> | <u>Total</u> |
|----------------------|----------------------------|-------------------------|--------------|
| Asset Analysis | | 1,995.50 | 1,995.50 |
| Subtotals | | 1,995.50 | 1,995.50 |
| <u>Disbursements</u> | | | |
| Copying | | 11.00 | 11.00 |
| Telephone | | 1.50 | 1.50 |
| Online research | | 18.47 | 18.47 |
| Subtotals | | 30.97 | 30.97 |
| Totals | | 2,026.47 | 2,026.47 |

WINDELS MARX LANE & MITTENDORF, LLP

156 WEST 56TH STREET
NEW YORK, NEW YORK 10019

June 18, 2009

Bill Number 64996

File Number 0303694-0002194

Lehman Brothers Chapter 11 Bankruptcy
1271 Avenue of the Americas - 46th Floor
New York, NY 10020

FEDERAL I.D. 13-2773235

**FOR PROFESSIONAL SERVICES RENDERED
FOR THE PERIOD**

May 1 through 31, 2009

Re: Paradise Hotel

SERVICES

| <u>Date</u> | <u>Atty</u> | <u>Description</u> | <u>Time</u> | <u>Value</u> |
|-----------------------|-------------|---|-------------|--------------|
| <u>Asset Analysis</u> | | | | |
| 05/04/09 | DHB | Review Loan Agreement with respect to lender rights to apply amounts in reserve accounts and send citations to Wayne Cook. [001] | 0.20 Hrs | \$85.00 |
| 05/04/09 | WSC | Telephone conversation with Ross Hausner regarding the use of the reserves. [001] | 0.20 Hrs | \$82.00 |
| 05/05/09 | WSC | Reviewed cash management section of the loan agreement; internal conference with Ms. Bindler. [001] | 1.20 Hrs | \$492.00 |
| 05/08/09 | WSC | Telephone conversations with Mr. Picallo and title company regarding TGS policy and notice of default. [001] | 1.30 Hrs | \$533.00 |
| 05/18/09 | AC | Telephone conference with Ms. Frierson regarding title insurance. [001] | 0.30 Hrs | \$70.50 |
| 05/19/09 | AC | Telephone conferences with Ms. Frierson regarding Guaranty Policy; review title update. [001] | 0.50 Hrs | \$117.50 |
| 05/19/09 | WSC | Reviewed latest bring down and telephone conference with local counsel regarding time line. [001] | 1.30 Hrs | \$533.00 |
| 05/27/09 | AC | Telephone conferences with Ms. Frierson regarding wire transfer for payment of Guaranty Policy. [001] | 0.30 Hrs | \$70.50 |
| Asset Analysis Totals | | | 5.30 Hrs | \$1,983.50 |

WINDELS MARX LANE & MITTENDORF, LLP

Lehman Brothers Chapter 11 Bankruptcy

TOTAL SERVICES \$1,983.50

HOURLY RATE

| | | |
|---------------------|-----------------|-------------------|
| Bindler, Deborah H. | 0.20 Hrs | \$85.00 |
| Cote, Anna | 1.10 Hrs | \$258.50 |
| Cook Jr., Wayne S. | 4.00 Hrs | \$1,640.00 |
| | <u>5.30 Hrs</u> | <u>\$1,983.50</u> |

INVOICE TOTAL \$1,983.50

WINDELS MARK LANE & MITTENDORF, LLP

Lehman Brothers Chapter 11 Bankruptcy

Task Billing Summary Page

Re: Paradise Hotel

File Number 0303694-0002194

| | Previous <u>Billed</u> | Current <u>Bill</u> | <u>Total</u> |
|----------------|---------------------------|------------------------|--------------|
| Asset Analysis | | 1,983.50 | 1,983.50 |
| Subtotals | | 1,983.50 | 1,983.50 |
| Totals | | 1,983.50 | 1,983.50 |

WINDELS MARX LANE & MITTENDORF, LLP

156 WEST 56TH STREET
NEW YORK, NEW YORK 10019

June 18, 2009

Bill Number 64997

File Number 0303694-0002196

Lehman Brothers Chapter 11 Bankruptcy
1271 Avenue of the Americas - 46th Floor
New York, NY 10020

FEDERAL I.D. 13-2773235

**FOR PROFESSIONAL SERVICES RENDERED
FOR THE PERIOD**

May 1 through 31, 2009

Re: 215 Brazilian Avenue Enforcement

SERVICES

| <u>Date</u> | <u>Atty</u> | <u>Description</u> | <u>Time</u> | <u>Value</u> |
|-----------------------|-------------|---|-------------|--------------|
| <u>Asset Analysis</u> | | | | |
| 05/06/09 | TAB | Attend meeting at Lehman Brothers with Messrs. Brown, Mangiere and Pattiz of RFR, Mr. Brusco of Lehman and Mr. Thomas to discuss workout of loan. [001] | 0.50 Hrs | \$247.50 |
| 05/06/09 | TAB | Review files in preparation for meeting with representatives of RFR and Lehman to discuss workout. [001] | 0.20 Hrs | \$99.00 |
| 05/06/09 | JJT | Conference with Messrs. Brown, Mangiere and Pattiz of RFR, Mr. Brusco of Lehman and Mr. Banahan regarding workout of loan. [001] | 0.50 Hrs | \$350.00 |
| 05/18/09 | TAB | Telephone conference with Mr. Brusco regarding terms and conditions of 30 day adjournment of foreclosure action. [001] | 0.20 Hrs | \$99.00 |
| 05/18/09 | TAB | Telephone conference with Mr. Woodbury regarding conditions for 30 day adjournment of foreclosure action. [001] | 0.10 Hrs | \$49.50 |
| 05/18/09 | TAB | Review correspondence from Mr. Woodbury to Ms. Halperin regarding submission of motion for installation of receiver for building notwithstanding 30 day adjournment of foreclosure action. [001] | 0.10 Hrs | \$49.50 |
| 05/18/09 | TAB | Telephone conference with Mr. Brusco and Ms. Czervionke regarding adjournment of foreclosure action and additional documentation materials to be provided by RFR. [001] | 0.10 Hrs | \$49.50 |

WINDELS MARX LANE & MITTENDORF, LLP

Lehman Brothers Chapter 11 Bankruptcy

Re: 215 Brazilian Avenue Enforcement

| <u>Date</u> | <u>Atty</u> | <u>Description</u> | <u>Time</u> | <u>Value</u> |
|-----------------------|-------------|---|-----------------------|-------------------|
| 05/18/09 | TAB | Correspondence to Mr. Pattiz regarding conditions for 30 day adjournment of foreclosure action and additional documents required to be delivered by RFR to LBHI. [001] | 0.10 Hrs | \$49.50 |
| 05/21/09 | TAB | Review correspondence from Mr. Mangieri of RFR regarding zoning entitlements and costs associated with extension of same. [001] | 0.10 Hrs | \$49.50 |
| 05/21/09 | TAB | Review documentation received from RFR with respect to existing zoning entitlements. [001] | 0.10 Hrs | \$49.50 |
| 05/21/09 | TAB | Telephone conference with Mr. Brusco regarding zoning documentation received from RFR. [001] | 0.10 Hrs | \$49.50 |
| 05/22/09 | TAB | Telephone conference with Messrs. Pattiz and Brusco regarding consensual agreement for appointment of receiver for property in connection with foreclosure action. [001] | 0.10 Hrs | \$49.50 |
| 05/22/09 | TAB | Review correspondence from Mr. Pattiz regarding adjournment of return date in foreclosure action. [001] | 0.10 Hrs | \$49.50 |
| 05/22/09 | TAB | Telephone conference with Mr. Brusco regarding adjournment of return date in foreclosure action. [001] | 0.10 Hrs | \$49.50 |
| 05/22/09 | TAB | Telephone conference with Messrs. Woodbury and Brusco regarding consensual agreement for appointment of receiver for property in connection with foreclosure action. [001] | 0.10 Hrs | \$49.50 |
| Asset Analysis Totals | | | 2.50 Hrs | \$1,340.00 |
| | | | TOTAL SERVICES | \$1,340.00 |

HOURLY RATE

| | | | |
|--------------------|-----------------|-------------------|--------------------------|
| Banahan, Thomas A. | 2.00 Hrs | \$990.00 | |
| Thomas, James J. | 0.50 Hrs | \$350.00 | |
| | <u>2.50 Hrs</u> | <u>\$1,340.00</u> | |
| | | | INVOICE TOTAL |
| | | | <u>\$1,340.00</u> |

WINDELS MARX LANE & MITTENDORF, LLP

Lehman Brothers Chapter 11 Bankruptcy

Task Billing Summary Page

Re: 215 Brazilian Avenue Enforcement
File Number 0303694-0002196

| | Previous <u>Billed</u> | Current <u>Bill</u> | <u>Total</u> |
|----------------|---------------------------|------------------------|--------------|
| Asset Analysis | | 1,340.00 | 1,340.00 |
| Subtotals | | 1,340.00 | 1,340.00 |
| Totals | | 1,340.00 | 1,340.00 |

WINDELS MARX LANE & MITTENDORF, LLP

156 WEST 56TH STREET
NEW YORK, NEW YORK 10019

June 18, 2009

Bill Number 64982

File Number 0303694-0002197

Lehman Brothers Chapter 11 Bankruptcy
1271 Avenue of the Americas - 46th Floor
New York, NY 10020

FEDERAL I.D. 13-2773235

**FOR PROFESSIONAL SERVICES RENDERED
FOR THE PERIOD**

May 1 through 31, 2009

Re: Preston Partners Issues

SERVICES

| <u>Date</u> | <u>Atty</u> | <u>Description</u> | <u>Time</u> | <u>Value</u> |
|-----------------------|-------------|---|-----------------------|-------------------|
| <u>Asset Analysis</u> | | | | |
| 05/14/09 | RZ | Review management provisions in Arundel joint venture LLC agreement to determine consent required to sell property and modify any financing. [001] | 1.80 Hrs | \$630.00 |
| 05/15/09 | RAR | Telephone conference with Messrs. Lascher, Picallo, Gorey and Zoffinger regarding Arundel and Fiduciary duties. [001] | 0.50 Hrs | \$262.50 |
| 05/15/09 | RAR | Analysis of issues relating to Preston and its fiduciary duties under the amended LLC agreement. [001] | 0.90 Hrs | \$472.50 |
| 05/15/09 | RAR | Conference with Mr. Zoffinger regarding Arundel LLC Agreement. [001] | 0.40 Hrs | \$210.00 |
| 05/15/09 | RZ | Research fiduciary duties of managers of limited liability companies. [001] | 1.00 Hrs | \$350.00 |
| 05/15/09 | RZ | Conference call with Lehman on ability of Lyon to purchase senior loan on Arundel transaction. [001] | 0.70 Hrs | \$245.00 |
| Asset Analysis Totals | | | 5.30 Hrs | \$2,170.00 |
| | | | TOTAL SERVICES | \$2,170.00 |

WINDELS MARX LANE & MITTENDORF, LLP

Lehman Brothers Chapter 11 Bankruptcy

Re: Preston Partners Issues

HOURLY RATE

| | | |
|--------------------|-----------------|-------------------|
| Rossi, Robert A. | 1.80 Hrs | \$945.00 |
| Zoffinger, Richard | 3.50 Hrs | \$1,225.00 |
| | <u>5.30 Hrs</u> | <u>\$2,170.00</u> |

| | |
|---------------|-------------------|
| INVOICE TOTAL | <u>\$2,170.00</u> |
|---------------|-------------------|

WINDELS MARX LANE & MITTENDORF, LLP

Lehman Brothers Chapter 11 Bankruptcy

Task Billing Summary Page

Re: Preston Partners Issues
File Number 0303694-0002197

| | Previous <u>Billed</u> | Current <u>Bill</u> | <u>Total</u> |
|----------------|---------------------------|------------------------|--------------|
| Asset Analysis | | 2,170.00 | 2,170.00 |
| Subtotals | | 2,170.00 | 2,170.00 |
| Totals | | 2,170.00 | 2,170.00 |

WINDELS MARX LANE & MITTENDORF, LLP

156 WEST 56TH STREET
NEW YORK, NEW YORK 10019

June 18, 2009

Bill Number 64998

File Number 0303694-0002199

Lehman Brothers Chapter 11 Bankruptcy
1271 Avenue of the Americas - 46th Floor
New York, NY 10020

FEDERAL I.D. 13-2773235

**FOR PROFESSIONAL SERVICES RENDERED
FOR THE PERIOD**

May 1 through 31, 2009

Re: Emerald Dunes Workout

SERVICES

| <u>Date</u> | <u>Atty</u> | <u>Description</u> | <u>Time</u> | <u>Value</u> |
|------------------|-------------|--|-------------|-------------------|
| <u>Financing</u> | | | | |
| 05/08/09 | JJT | Attention to due diligence materials to send to perspective buyer. [009] | 0.60 Hrs | \$420.00 |
| 05/08/09 | JJT | Conference with Mr. Glanz regarding due diligence materials. [009] | 0.20 Hrs | \$140.00 |
| 05/08/09 | JJT | Conference with Mr. Brusco regarding due diligence materials. [009] | 1.30 Hrs | \$910.00 |
| 05/08/09 | AC | Review files with respect to due diligence matters. [009] | 2.00 Hrs | \$470.00 |
| 05/08/09 | DLG | Retrieve survey and zoning due diligence materials from 2006 loan closing and forward to Mr. Thomas per request of Mr. Brusco; retrieve 2006 phase I environmental report and title policy and forward to Mr. Brusco. [009] | 0.90 Hrs | \$445.50 |
| 05/08/09 | MA | Review of surveys for zoning restrictions. [009] | 0.10 Hrs | \$18.50 |
| | | Financing Totals | 5.10 Hrs | \$2,404.00 |
| | | TOTAL SERVICES | | \$2,404.00 |

WINDELS MARX LANE & MITTENDORF, LLP

Lehman Brothers Chapter 11 Bankruptcy

Re: Emerald Dunes Workout

HOURLY RATE

| | | |
|------------------|----------|------------|
| Thomas, James J. | 2.10 Hrs | \$1,470.00 |
| Cote, Anna | 2.00 Hrs | \$470.00 |
| Glanz, David L. | 0.90 Hrs | \$445.50 |
| Agnello, Michele | 0.10 Hrs | \$18.50 |
| | <hr/> | <hr/> |
| | 5.10 Hrs | \$2,404.00 |

| | |
|---------------|------------|
| INVOICE TOTAL | <hr/> |
| | \$2,404.00 |

WINDELS MARX LANE & MITTENDORF, LLP

Lehman Brothers Chapter 11 Bankruptcy

Task Billing Summary Page

Re: Emerald Dunes Workout
File Number 0303694-0002199

| | Previous <u>Billed</u> | Current <u>Bill</u> | <u>Total</u> |
|-----------|---------------------------|------------------------|--------------|
| Financing | | 2,404.00 | 2,404.00 |
| Subtotals | | 2,404.00 | 2,404.00 |
| Totals | | 2,404.00 | 2,404.00 |

WINDELS MARX LANE & MITTENDORF, LLP

156 WEST 56TH STREET
NEW YORK, NEW YORK 10019

June 18, 2009

Bill Number 64999

File Number 0303694-0002203

Lehman Brothers Chapter 11 Bankruptcy
1271 Avenue of the Americas - 46th Floor
New York, NY 10020
Attn: Anthony Barsanti

FEDERAL I.D. 13-2773235

**FOR PROFESSIONAL SERVICES RENDERED
FOR THE PERIOD**

May 1 through 31, 2009

Re: Northgate Foreclosure

SERVICES

| <u>Date</u> | <u>Atty</u> | <u>Description</u> | <u>Time</u> | <u>Value</u> |
|-----------------------|-------------|---|-----------------------|-------------------|
| <u>Asset Analysis</u> | | | | |
| 05/15/09 | WSC | Telephone conference with local counsel regarding status and delivery of original documents for substitute trustee. [001] | 0.70 Hrs | \$287.00 |
| 05/27/09 | WSC | Telephone conference with local counsel regarding status. [001] | 0.70 Hrs | \$287.00 |
| 05/27/09 | WSC | Internal conference with Mr. Zoffinger regarding Operating Agreement; discussed assignment of loan to newly formed entity. [001] | 1.20 Hrs | \$492.00 |
| Asset Analysis Totals | | | 2.60 Hrs | \$1,066.00 |
| | | | TOTAL SERVICES | \$1,066.00 |

HOURLY RATE

| | | |
|--------------------|-----------------|-------------------|
| Cook Jr., Wayne S. | 2.60 Hrs | \$1,066.00 |
| | <u>2.60 Hrs</u> | <u>\$1,066.00</u> |

WINDELS MARX LANE & MITTENDORF, LLP

Lehman Brothers Chapter 11 Bankruptcy

INVOICE TOTAL

\$1,066.00

WINDELS MARX LANE & MITTENDORF, LLP

Lehman Brothers Chapter 11 Bankruptcy

Task Billing Summary Page

Re: Northgate Foreclosure

File Number 0303694-0002203

| | Previous <u>Billed</u> | Current <u>Bill</u> | <u>Total</u> |
|----------------|---------------------------|------------------------|--------------|
| Asset Analysis | | 1,066.00 | 1,066.00 |
| Subtotals | | 1,066.00 | 1,066.00 |
| Totals | | 1,066.00 | 1,066.00 |

WINDELS MARX LANE & MITTENDORF, LLP

156 WEST 56TH STREET
NEW YORK, NEW YORK 10019

June 19, 2009

Bill Number 64983

File Number 0303694-0002205

Lehman Brothers Chapter 11 Bankruptcy
1271 Avenue of the Americas - 46th Floor
New York, NY 10020
Attn: Anthony Barsanti

FEDERAL I.D. 13-2773235

**FOR PROFESSIONAL SERVICES RENDERED
FOR THE PERIOD**

May 1 through 31, 2009

Re: Lyon Issues

SERVICES

| <u>Date</u> | <u>Atty</u> | <u>Description</u> | <u>Time</u> | <u>Value</u> |
|-----------------------|-------------|--|-------------|--------------|
| <u>Asset Analysis</u> | | | | |
| 05/01/09 | RAR | Conference with Mr. Cook and Ms. Foote regarding review of documents and preparation of extensions. [001] | 0.50 Hrs | \$262.50 |
| 05/01/09 | RAR | Review LLC agreements regarding right of AEW. [001] | 0.40 Hrs | \$210.00 |
| 05/01/09 | CEF | Review of loan documents for 5 properties pertaining to borrower defaults, lender defaults, future advance requirements, loan extension requirements and similar matters. [001] | 6.00 Hrs | \$2,100.00 |
| 05/01/09 | CEF | Conference call with servicer regarding open defaults on various Lehman/Lyon loans. [001] | 0.50 Hrs | \$175.00 |
| 05/01/09 | CEF | Conference with Mr. Rossi and Mr. Cook regarding various defaulted loans. [001] | 1.00 Hrs | \$350.00 |
| 05/01/09 | WSC | Reviewed loan documents and operating agreements. [001] | 5.50 Hrs | \$2,255.00 |
| 05/01/09 | WSC | Conference with Mr. Rossi and Ms. Foote regarding background. [001] | 1.30 Hrs | \$533.00 |
| 05/01/09 | PG | Correspondence with Trimont regarding assets [001] | 0.20 Hrs | \$39.00 |
| 05/01/09 | PG | Organized loan documents. [001] | 1.30 Hrs | \$253.50 |

WINDELS MARK LANE & MITTENDORF, LLP

Lehman Brothers Chapter 11 Bankruptcy

Re: Lyon Issues

| <u>Date</u> | <u>Atty</u> | <u>Description</u> | <u>Time</u> | <u>Value</u> |
|-------------|-------------|--|-------------|--------------|
| 05/04/09 | RAR | Telephone conference with Mr. Rios regarding Swedbank proposal. [001] | 0.40 Hrs | \$210.00 |
| 05/04/09 | RAR | Conference with Ms. Foote and analyze issues relating to LaCraw and other Lyon deals. [001] | 1.10 Hrs | \$577.50 |
| 05/04/09 | RAR | Telephone Lehman team regarding LaCraw issue. [001] | 0.80 Hrs | \$420.00 |
| 05/04/09 | CEF | Continued review of loan documents regarding specific provisions and call with client regarding loan document provisions. [001] | 1.50 Hrs | \$525.00 |
| 05/04/09 | KML | review joint venture and property owner agreements, side letters and emails regarding terms of buy-sell between members, properties owned, and other matters. [001] | 2.00 Hrs | \$700.00 |
| 05/04/09 | WSC | Internal conference with Ms. Foote. [001] | 0.30 Hrs | \$123.00 |
| 05/04/09 | WSC | Continued review of loan documents. [001] | 1.80 Hrs | \$738.00 |
| 05/04/09 | WSC | Conference call with Trimont. [001] | 1.00 Hrs | \$410.00 |
| 05/04/09 | PG | Printed and organized documents for Ms. Foote. [001] | 1.50 Hrs | \$292.50 |
| 05/04/09 | PG | Correspondence with Mr. Dean and Ms. Longo regarding equity transactions. [001] | 0.30 Hrs | \$58.50 |
| 05/05/09 | RAR | Analysis of proposal to Swed. [001] | 0.40 Hrs | \$210.00 |
| 05/05/09 | RAR | Telephone conference with Mr. Rios regarding extension terms and his conversation with Swed Bank. [001] | 0.50 Hrs | \$262.50 |
| 05/05/09 | RAR | Review LaCraw loan documents regarding co-lender issues. [001] | 0.60 Hrs | \$315.00 |
| 05/05/09 | CEF | Review and organization of loan documents and began analysis of co-lending issues for drafting co-lender agreement. [001] | 2.50 Hrs | \$875.00 |
| 05/05/09 | PG | Printed joint venture agreements for Mr. Cook and Ms. Foote. [001] | 0.50 Hrs | \$97.50 |
| 05/05/09 | PG | Printed and compiled documents with signature pages from Ms. Longo. [001] | 1.00 Hrs | \$195.00 |
| 05/06/09 | RAR | Analysis of issues arising out of potential lender default. [001] | 1.10 Hrs | \$577.50 |
| 05/06/09 | CEF | Review of Loan Agreement for provisions to be covered in Co-Lender Agreement. [001] | 2.00 Hrs | \$700.00 |
| 05/06/09 | CEF | Conference with Swedbank's attorney regarding extension and co-lender generally. [001] | 0.50 Hrs | \$175.00 |
| 05/06/09 | CEF | Review of prior Lehman Co-Lender Agreement forms to determine strongest starting agreement for client to draft for the Lyon matter. [001] | 3.50 Hrs | \$1,225.00 |

WINDELS MARX LANE & MITTENDORF, LLP

Lehman Brothers Chapter 11 Bankruptcy

Re: Lyon Issues

| <u>Date</u> | <u>Atty</u> | <u>Description</u> | <u>Time</u> | <u>Value</u> |
|-------------|-------------|---|-------------|--------------|
| 05/07/09 | RAR | Telephone conference with Lehman team regarding extension of loan and potential defaults under other Lyon loass. [001] | 0.90 Hrs | \$472.50 |
| 05/07/09 | RAR | Analysis of proposed extension, effect of buy-sell and potential defaults under other loan. [001] | 1.50 Hrs | \$787.50 |
| 05/07/09 | CEF | Review of various client Co-Lender Agreements for best document in Lyon transaction. [001] | 1.00 Hrs | \$350.00 |
| 05/07/09 | CEF | Summary and analysis of major Co-Lending provisions needing client input. [001] | 2.00 Hrs | \$700.00 |
| 05/08/09 | RAR | Telephone conference with Mr. Nastasi regarding default letter on LaCraw. [001] | 0.40 Hrs | \$210.00 |
| 05/08/09 | RAR | Review of LeCraw cooperation agreement. [001] | 0.70 Hrs | \$367.50 |
| 05/08/09 | RAR | Prepare for and participate in telephone conference with Lehman team regarding co-lender agreement. [001] | 2.10 Hrs | \$1,102.50 |
| 05/08/09 | CEF | Began drafting Co-Lender Agreement between Lehman and Swedbank pertaining to LeCraw asset. [001] | 2.00 Hrs | \$700.00 |
| 05/08/09 | CEF | Conference call with client regarding structure of Co-Lender Agreement and client input on specific provisions. [001] | 1.00 Hrs | \$350.00 |
| 05/11/09 | RAR | Telephone conference with Mr. Nastasi regarding LaCraw maturity letter. [001] | 0.50 Hrs | \$262.50 |
| 05/11/09 | RAR | Review draft amendment to LaCraw documents. [001] | 0.80 Hrs | \$420.00 |
| 05/11/09 | RAR | Prepare maturity letter. [001] | 1.00 Hrs | \$525.00 |
| 05/11/09 | CEF | Finished drafting initial draft of Co-Lender Agreement for Lehman/Swedbank LeCraw asset and distribution of Co-Lender Agreement to client. [001] | 5.50 Hrs | \$1,925.00 |
| 05/11/09 | CEF | Drafted notice reserving rights and remedies under the Loan Documents for Borrower's failure to pay at Maturity. [001] | 0.50 Hrs | \$175.00 |
| 05/12/09 | CEF | Review of and comment to Loan Extension Agreement and correspondence with all parties relating to same. [001] | 1.50 Hrs | \$525.00 |
| 05/12/09 | CEF | Drafted preservation of rights letter for Lender with respect to non-payment and updated pursuant to comments from client and co-lender. [001] | 0.80 Hrs | \$280.00 |
| 05/13/09 | RAR | Conference with Ms. Foote regarding analysis of existing loan documents. [001] | 0.60 Hrs | \$315.00 |
| 05/13/09 | RAR | Prepare for meeting and review summary of existing transactions. [001] | 1.10 Hrs | \$577.50 |

WINDELS MARK LANE & MITTENDORF, LLP

Lehman Brothers Chapter 11 Bankruptcy

Re: Lyon Issues

| <u>Date</u> | <u>Atty</u> | <u>Description</u> | <u>Time</u> | <u>Value</u> |
|-----------------------|-------------|--|----------------|--------------|
| 05/13/09 | CEF | Drafted loan summaries for all Lehman/Lyon loan assets. [001] | 6.00 Hrs | \$2,100.00 |
| 05/14/09 | RAR | Analysis of Lehman rights under various loans. [001] | 1.30 Hrs | \$682.50 |
| 05/18/09 | RAR | Analysis of questions from Mr. Rios regarding lender defaults and right to extend Cumberland loan. [001] | 1.00 Hrs | \$525.00 |
| 05/18/09 | RAR | Prepare preservations of remedies letter regarding LaCraw. [001] | 0.70 Hrs | \$367.50 |
| 05/18/09 | CEF | Review of Mezzanine Loan Documents and Senior Loan Documents for Marietta and Holcomb with respect to analysis for Lender of potential Borrower defaults for receipt of advance monies from both lenders for the same capital improvement work and conference calls with client and servicer regarding background facts surrounding same. [001] | 2.00 Hrs | \$700.00 |
| 05/19/09 | RAR | Analysis of comments from Mr. Nastasi to co-lender. [001] | 0.50 Hrs | \$262.50 |
| 05/19/09 | CEF | Review of and client correspondence with respect to comments to co-lender agreement from client and revisions to draft with respect to same for distribution to co-lender. [001] | 3.00 Hrs | \$1,050.00 |
| 05/26/09 | RAR | Telephone conference with Mr. Rios regarding effect of Lehman lender default. [001] | 0.40 Hrs | \$210.00 |
| 05/26/09 | RAR | Conference with Ms. Foote regarding Lehman default. [001] | 0.30 Hrs | \$157.50 |
| 05/27/09 | RAR | Attention to buy-sell and release of Lyon. [001] | 0.50 Hrs | \$262.50 |
| 05/28/09 | RAR | Attention to Jasmine extension. [001] | 0.50 Hrs | \$262.50 |
| Asset Analysis Totals | | | 80.10 Hrs | \$31,490.00 |
| | | | TOTAL SERVICES | \$31,490.00 |

HOURLY RATE

| | | |
|--------------------|-----------------|-------------------|
| Rossi, Robert A. | 20.60 Hrs | \$10,815.00 |
| Foote, Carrie E. | 42.80 Hrs | \$14,980.00 |
| Longo, Kim M. | 2.00 Hrs | \$700.00 |
| Cook Jr., Wayne S. | 9.90 Hrs | \$4,059.00 |
| Goldsmith, Paul | 4.80 Hrs | \$936.00 |
| | <hr/> 80.10 Hrs | <hr/> \$31,490.00 |

WINDELS MARX LANE & MITTENDORF, LLP

Lehman Brothers Chapter 11 Bankruptcy

Re: Lyon Issues

DISBURSEMENTS

Disbursements

Copying

| | |
|----------------------|--------------------|
| Reproduction | \$183.00 |
| Copying Totals | \$183.00 |
| Disbursements Totals | \$183.00 |
| TOTAL DISBURSEMENTS | \$183.00 |
| INVOICE TOTAL | <u>\$31,673.00</u> |

WINDELS MARK LANE & MITTENDORF, LLP

Lehman Brothers Chapter 11 Bankruptcy

Task Billing Summary Page

Re: Lyon Issues

File Number 0303694-0002205

| | Previous <u>Billed</u> | Current <u>Bill</u> | <u>Total</u> |
|----------------------|---------------------------|------------------------|--------------|
| Asset Analysis | | 31,490.00 | 31,490.00 |
| Subtotals | | 31,490.00 | 31,490.00 |
| <u>Disbursements</u> | | | |
| Copying | | 183.00 | 183.00 |
| Subtotals | | 183.00 | 183.00 |
| Totals | | 31,673.00 | 31,673.00 |

WINDELS MARX LANE & MITTENDORF, LLP

156 WEST 56TH STREET
NEW YORK, NEW YORK 10019

June 19, 2009

Bill Number 65000

File Number 0303694-0002207

Lehman Brothers Chapter 11 Bankruptcy
1271 Avenue of the Americas - 46th Floor
New York, NY 10020
Attn: Al Picallo

FEDERAL I.D. 13-2773235

**FOR PROFESSIONAL SERVICES RENDERED
FOR THE PERIOD**

May 1 through 31, 2009

Re: On the Avenue

SERVICES

| <u>Date</u> | <u>Atty</u> | <u>Description</u> | <u>Time</u> | <u>Value</u> |
|-----------------------|-------------|---|-------------|--------------|
| <u>Asset Analysis</u> | | | | |
| 05/12/09 | JJT | Conference with Mr. Cook regarding new work-out. [001] | 0.20 Hrs | \$140.00 |
| 05/12/09 | WSC | Internal conference with Mr. Thomas regarding deal. [001] | 0.20 Hrs | \$82.00 |
| 05/13/09 | WSC | Telephone conference with Mr. Inagaki regarding the background of the transaction. [001] | 0.60 Hrs | \$246.00 |
| 05/13/09 | WSC | Review Mezzanine and Senior Loan Documents and supporting correspondence. [001] | 6.30 Hrs | \$2,583.00 |
| 05/14/09 | WSC | Kick off conference call with Lehman and Trimont. [001] | 1.00 Hrs | \$410.00 |
| 05/14/09 | WSC | Reviewed leases and deposit control agreements. [001] | 1.40 Hrs | \$574.00 |
| 05/14/09 | WSC | Continued review of loan documents. [001] | 2.00 Hrs | \$820.00 |
| 05/15/09 | WSC | Telephone conference with Trimont regarding accounts and lockbox. [001] | 1.00 Hrs | \$410.00 |
| 05/15/09 | WSC | Telephone conferences with Mr. Inagaki regarding status. [001] | 0.40 Hrs | \$164.00 |
| 05/19/09 | WSC | Telephone conference with Lehman and Trimont. [001] | 1.00 Hrs | \$410.00 |
| 05/21/09 | WSC | Telephone conference with Mr. Osbourne and Mr. Inagaki regarding protective advances and strategy going forward. [001] | 1.00 Hrs | \$410.00 |
| 05/26/09 | WSC | Telephone conference with Lehman and Trimont regarding lock box. [001] | 0.30 Hrs | \$123.00 |
| 05/27/09 | WSC | Draft Protective advance letter and circulate same. [001] | 1.50 Hrs | \$615.00 |
| 05/27/09 | WSC | Telephone conference with Mr. Osborne and Mr. Inagaki regarding protective advance letter and borrower | 0.80 Hrs | \$328.00 |

WINDELS MARK LANE & MITTENDORF, LLP

Lehman Brothers Chapter 11 Bankruptcy

Re: On the Avenue

| <u>Date</u> | <u>Atty</u> | <u>Description</u> | <u>Time</u> | <u>Value</u> |
|-------------|-------------|--|----------------|--------------|
| | | concerns. [001] | | |
| 05/29/09 | WSC | Draft default letter and circulate same. [001] | 1.80 Hrs | \$738.00 |
| 05/29/09 | WSC | Telephone conference with Mr. Osborne and Mr. Inagaki regarding default letter and notice to HSBC. [001] | 1.50 Hrs | \$615.00 |
| | | Asset Analysis Totals | 21.00 Hrs | \$8,668.00 |
| | | | TOTAL SERVICES | \$8,668.00 |

HOURLY RATE

| | | | |
|--------------------|------------------|-------------------|-------------------|
| Thomas, James J. | 0.20 Hrs | \$140.00 | |
| Cook Jr., Wayne S. | 20.80 Hrs | \$8,528.00 | |
| | <u>21.00 Hrs</u> | <u>\$8,668.00</u> | |
| | | INVOICE TOTAL | <u>\$8,668.00</u> |

WINDELS MARX LANE & MITTENDORF, LLP

Lehman Brothers Chapter 11 Bankruptcy

Task Billing Summary Page

Re: On the Avenue

File Number 0303694-0002207

| | Previous <u>Billed</u> | Current <u>Bill</u> | <u>Total</u> |
|----------------|---------------------------|------------------------|--------------|
| Asset Analysis | | 8,668.00 | 8,668.00 |
| Subtotals | | 8,668.00 | 8,668.00 |
| Totals | | 8,668.00 | 8,668.00 |